

**\$10,000
ADDED
PRIZES**

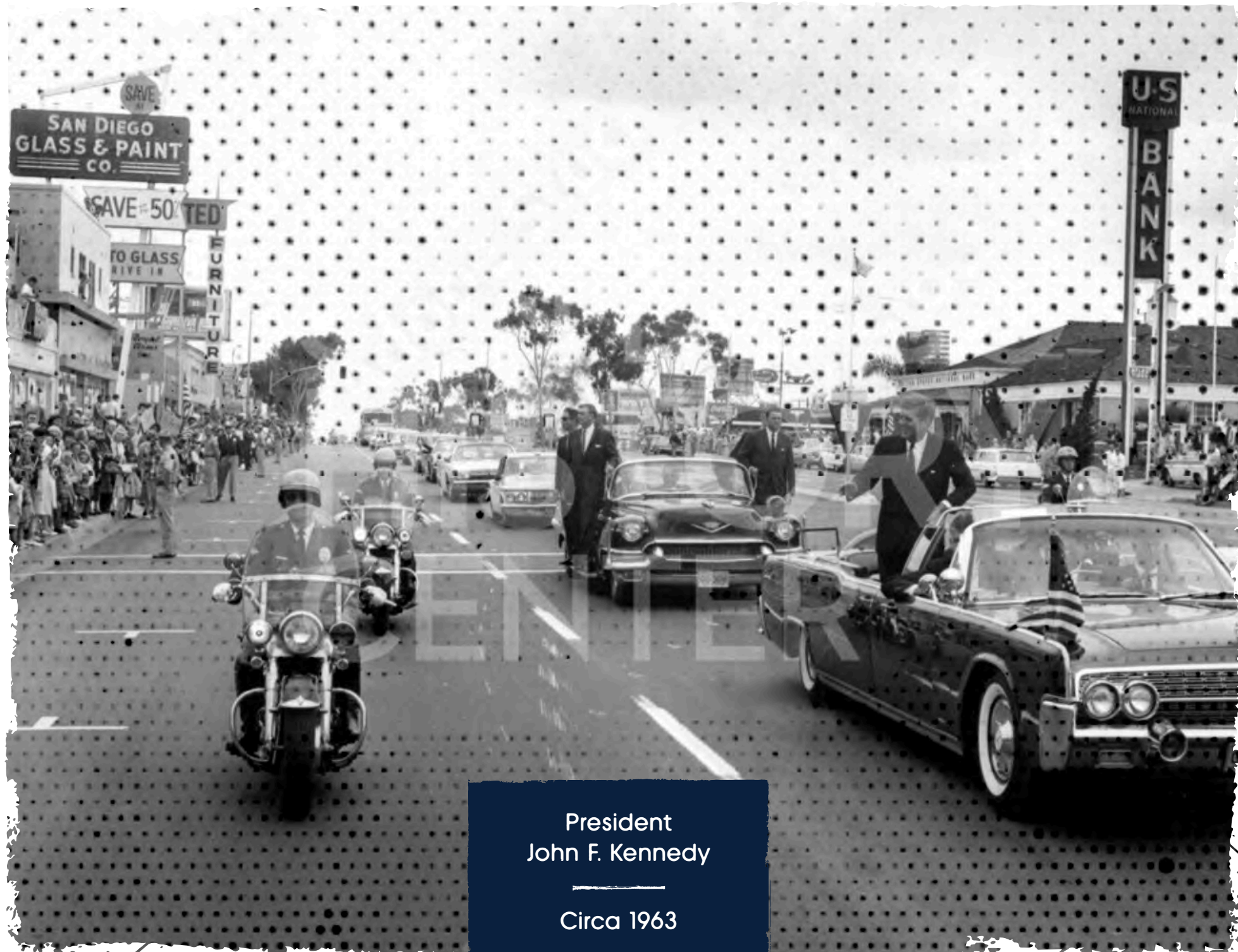
YELLOWTAIL DERBY

HELD ANNUALLY

**\$10,000
ADDED
PRIZES**

**2025
POINT LOMA
HOME SALES**





President
John F. Kennedy

Circa 1963



2025 POINT LOMA HOME SALES

A TRIP THROUGH SAN DIEGO'S 60'S & 70'S

PRESENTED BY
ROBERT ANTONIADIS



LA PLAYA

2025 Home Sales · Facts & Figures

NASSCO Export
Banner Launching

Circa 1960

 Sold By
Robert

 Bought With
Robert

LA PLAYA

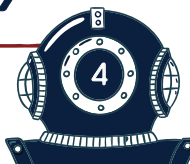


NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
1	933 Rosecrans	6	2	2,716	17	\$2,200,000	\$2,100,000	\$773
2	3310 Martinez St.	3	3	2,631	17	\$2,195,000	\$2,155,000	\$819
3	387 San Fernando	3	3	2,510	37	\$2,795,000	\$2,640,000	\$1,052
4	885 Armada Ter.	3	4	2,422	5	\$2,890,000	\$2,890,000	\$1,193
5	666 San Elijo St.	4	3	1,769	8	\$2,850,000	\$2,900,000	\$1,639
6	425 Tavera Pl.	3	4	2,530	0	\$2,900,000	\$2,900,000	\$1,146
7	3296 Martinez St.	4	5	3,290	59	\$3,299,900	\$3,050,000	\$927
8	812 San Antonio Pl.	4	4	2,987	41	\$3,500,000	\$3,100,000	\$1,038
9	545 San Elijo St.	5	4	3,640	10	\$2,850,000	\$3,675,000	\$1,010
10	520 San Elijo St.	5	3	4,017	33	\$4,295,000	\$3,950,000	\$983
11	646 San Antonio Ave.	4	6	3,137	0	\$5,350,000	\$5,350,000	\$1,705
12	755 Rosecrans St.	4	3	2,782	29	\$6,858,000	\$6,300,000	\$2,265
13	741 Rosecrans	3	4	4,173	0	\$6,500,000	\$6,350,000	\$1,522
14	3520 Kellogg Way	4	4	3,706	0	\$6,750,000	\$6,750,000	\$1,821
15	2900 Nichols St.	5	6	4,951	24	\$10,900,000	\$10,700,000	\$2,161

15	2025 AVERAGES	4	4	3,151	19	\$4,408,860	\$4,320,667	\$1,337
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21	2024 AVERAGES	4	4	3,056	52	\$3,120,571	\$3,007,786	\$959
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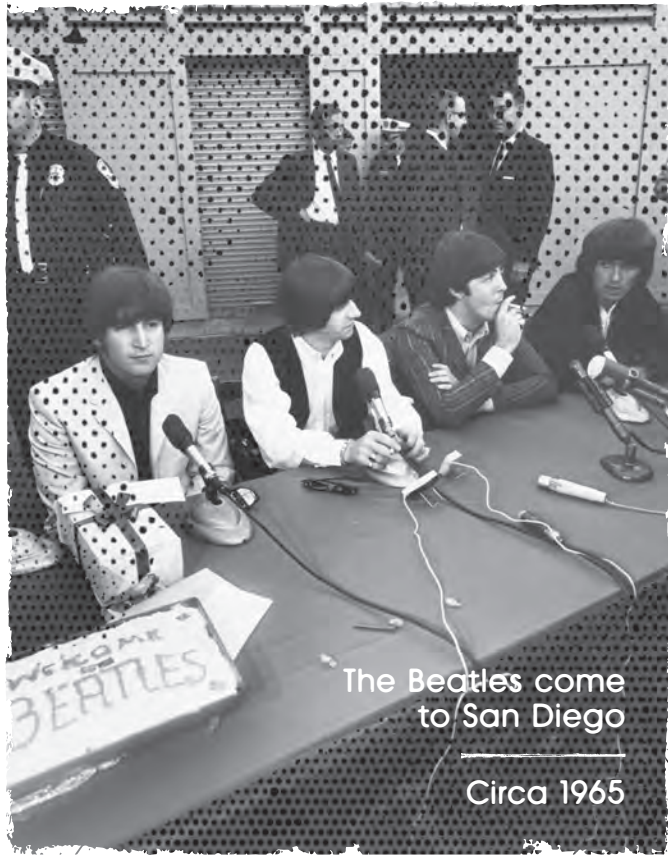
-29%	% CHANGE YR/YR	+03%	-63%	+41%	+44%	+39%
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LA PLAYA

2025 Home Sales · Facts & Figures



-29%

SINGLE FAMILY HOMES SOLD

15 TRANSACTIONS FROM 21



-01%

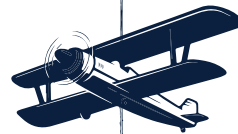
HIGHEST PRICED HOME

\$10,700,000 FROM \$11,700,000

+55%

LOWEST PRICED HOME

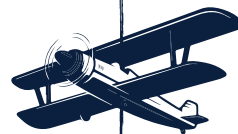
\$2,100,000 FROM \$1,350,000



+27%

MEDIAN HOME VALUE

\$3,100,000 FROM \$2,700,000



+0%

TOTAL MARKET VOLUME

\$63,000,000 FROM \$63,000,000

2025 vs. 2024

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$
2025	15	\$2,100,000	\$3,100,000	\$10,700,000	0	0	6	9	\$63M
2024	21	\$1,350,000	\$2,450,000	\$11,700,000	0	9	6	8	\$63M
		-29%	+55%	+27%	-01%	--	--	+13%	--

2025 Home Sales · Facts & Figures

LA PLAYA



LA PLAYA
AVERAGE PRICE
PER SQUARE FOOT



SINCE 2019

1 YEAR INCREASE

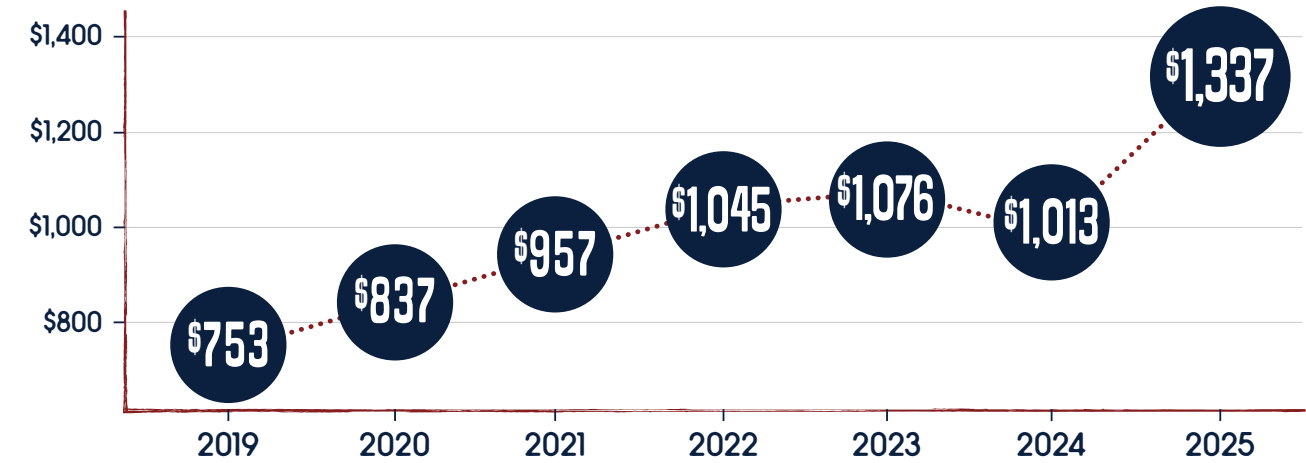
01/01/25 - 01/01/26

+22%

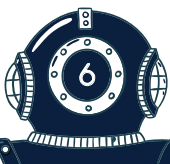
6 YEAR INCREASE

01/01/19 - 01/01/26

+78%



La Playa vs. Point Loma Quadrants
2025 Avg Price/Square Foot





2-time Olympic Gold Medal Winner Mike Troy
coaching USA Olympic candidates at
the Coronado Municipal pool.

David Johnson (18), Susie Defay (18) & Mike Stamm (19)
Circa 1972



SUNSET CLIFFS

2025 Home Sales · Facts & Figures

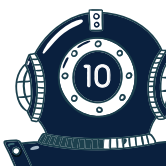
Duane K. Brown shaping at
Board Manufacturing Firm

Circa 1963

NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
1	4414 Piedmont Dr.	3	3	1,647	0	\$1,600,000	\$1,650,000	\$1,002
2	1284 Alexandria Dr.	3	2	1,586	19	\$1,895,000	\$1,760,000	\$1,110
3	4353 Piedmont Dr.	2	1	1,000	8	\$1,699,000	\$1,800,000	\$1,800
4	4154 Hill St.	3	2	1,939	18	\$1,939,000	\$1,907,000	\$984
5	1120 Devonshire Dr.	3	1	759	6	\$1,695,000	\$1,950,000	\$2,569
6	4523 Osprey St.	3	2	1,876	28	\$1,975,000	\$1,975,000	\$1,053
7	1074 Devonshire Dr.	5	3	2,866	20	\$2,495,000	\$2,250,000	\$785
8	4581 Adair St.	3	3	2,974	53	\$2,395,000	\$2,275,000	\$765
9	4604 Osprey St.	6	3	2,600	7	\$2,320,000	\$2,320,000	\$892
10	4328 Piedmont Dr.	4	4	3,508	0	\$2,425,000	\$2,425,000	\$691
11	4461 Hill St.	3	4	2,954	174	\$2,595,000	\$2,475,000	\$838
12	4414 Piedmont Dr.	3	3	1,848	18	\$2,595,000	\$2,547,000	\$1,378
13	1046 Devonshire	3	2	1,600	10	\$2,399,000	\$2,600,000	\$1,625
14	1575-85 Cable St.	10	6	--	22	\$2,895,000	\$2,600,000	--
15	4427 Osprey St.	4	3	2,341	14	\$2,799,888	\$2,720,000	\$1,162
16	4338 Osprey St.	4	3	1,954	29	\$2,895,900	\$2,800,000	\$1,433
17	4349 Osprey St.	4	4	3,340	25	\$2,950,000	\$2,910,000	\$871



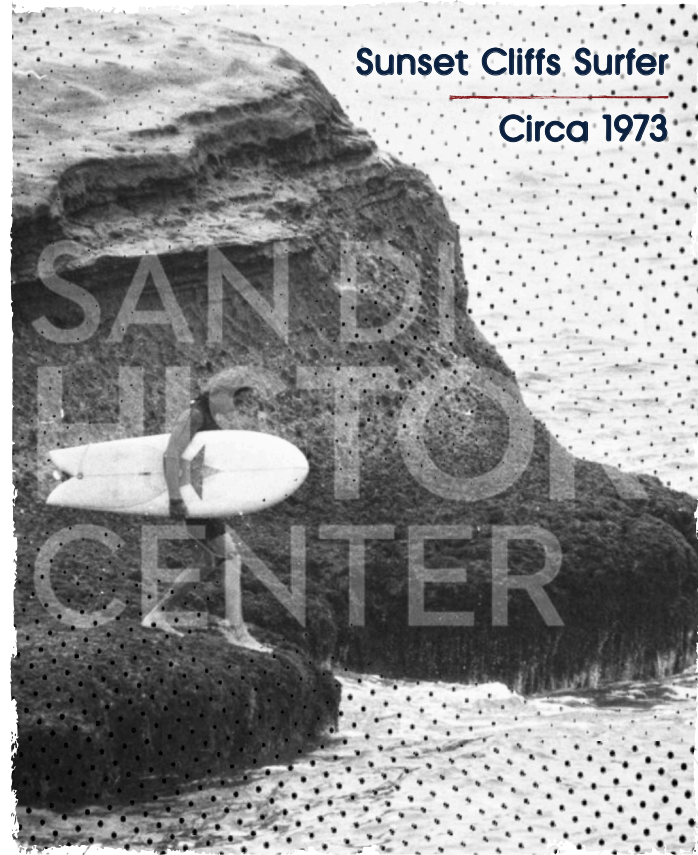
NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
18	4336 Hill St.	4	4	3,235	29	\$3,200,000	\$3,015,000	\$932
19	1314 Trieste Dr.	4	3	2,751	0	\$3,200,000	\$3,200,000	\$1,163
20	1040 Novara St.	5	3	3,291	81	\$3,350,000	\$3,250,000	\$988
21	4563 Point Loma Ave.	5	7	4,145	91	\$3,495,000	\$3,250,000	\$784
22	4397 Piedmont Dr.	4	4	3,640	23	\$4,195,000	\$3,925,000	\$1,078
23	1185 Barcelona Dr.	5	5	3,052	0	\$4,600,000	\$4,000,000	\$1,311
24	4544 Alhambra St.	4	5	3,442	14	\$4,400,000	\$4,210,000	\$1,223
25	4515 Tivoli St.	4	5	3,678	95	\$4,395,000	\$4,325,000	\$1,176
26	4351 Monaco St.	4	5	4,469	131	\$5,195,000	\$4,850,000	\$1,085
27	758 Cordova St.	5	7	4,016	133	\$5,500,000	\$5,275,000	\$1,314
27	2025 AVERAGES	4	4	2,712	39	\$3,003,622	\$2,898,667	\$1,154
23	2024 AVERAGES	4	4	3,181	52	\$3,509,696	\$3,362,092	\$1,068
+17%	% CHANGE YR/YR			-15%	-25%	-14%	-14%	+8%

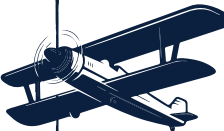
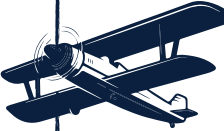




SUNSET CLIFFS

2025 Home Sales · Facts & Figures



+17%	SINGLE FAMILY HOMES SOLD 27 TRANSACTIONS FROM 23	
-29%	HIGHEST PRICED HOME \$5,275,000 FROM \$7,400,000	
-07%	LOWEST PRICED HOME \$1,650,000 FROM \$1,765,000	
-11%	MEDIAN HOME VALUE \$2,600,000 FROM \$2,925,000	
+01%	TOTAL MARKET VOLUME \$78,000,000 FROM \$77,000,000	

2025 vs. 2024									
YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$
2025	27	\$1,650,000	\$2,600,000	\$5,275,000	0	6	11	10	\$78M
2024	23	\$1,765,000	\$2,925,000	\$7,400,000	0	1	11	11	\$77M
		+17%	-07%	-11%	--	--	--	-10%	+01%

2025 Home Sales · Facts & Figures

SUNSET CLIFFS



SUNSET CLIFFS
AVERAGE PRICE
PER SQUARE FOOT

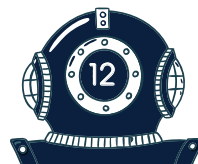
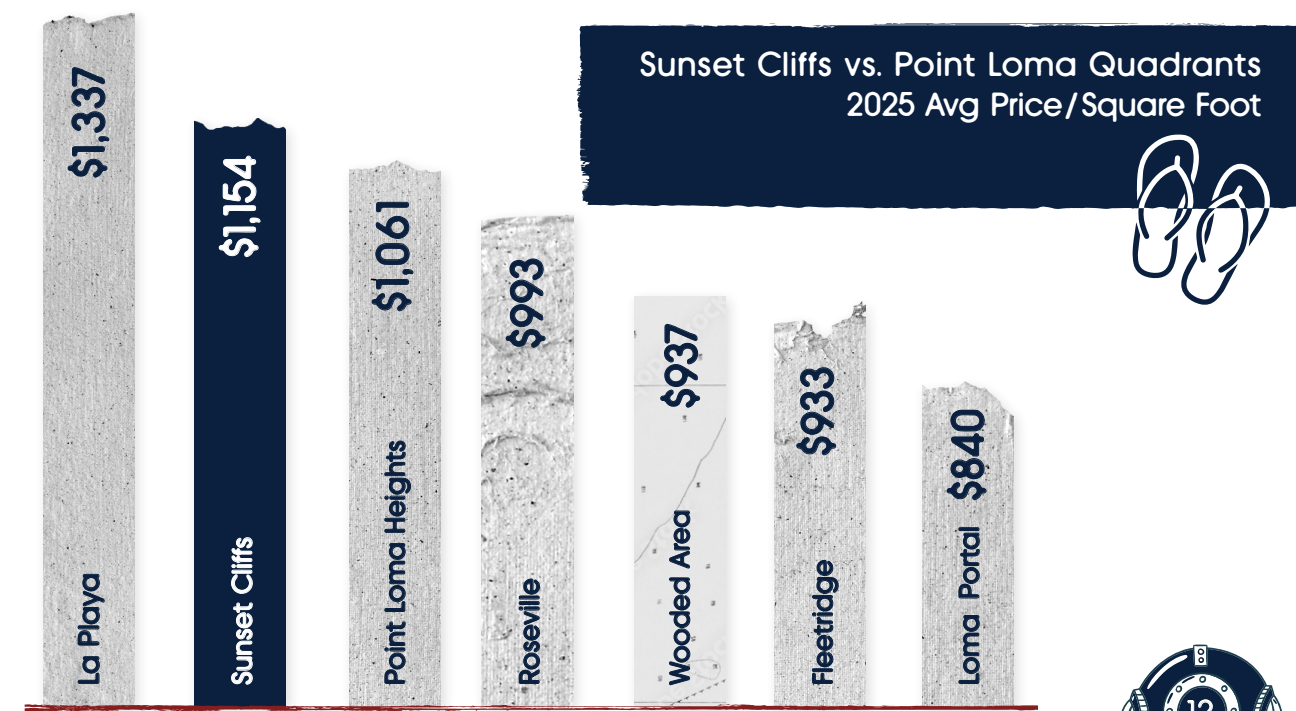
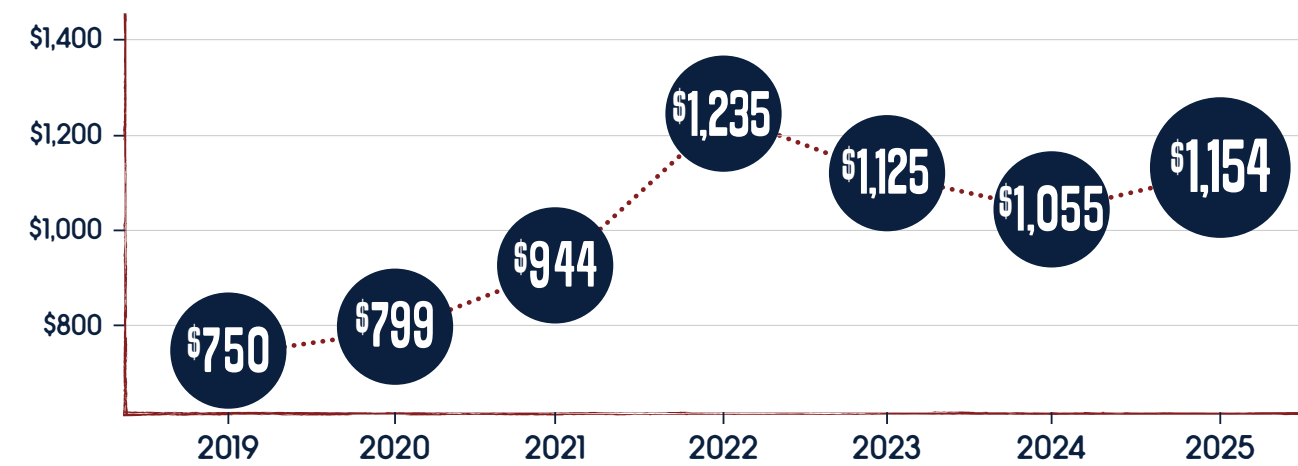
SINCE 2019 

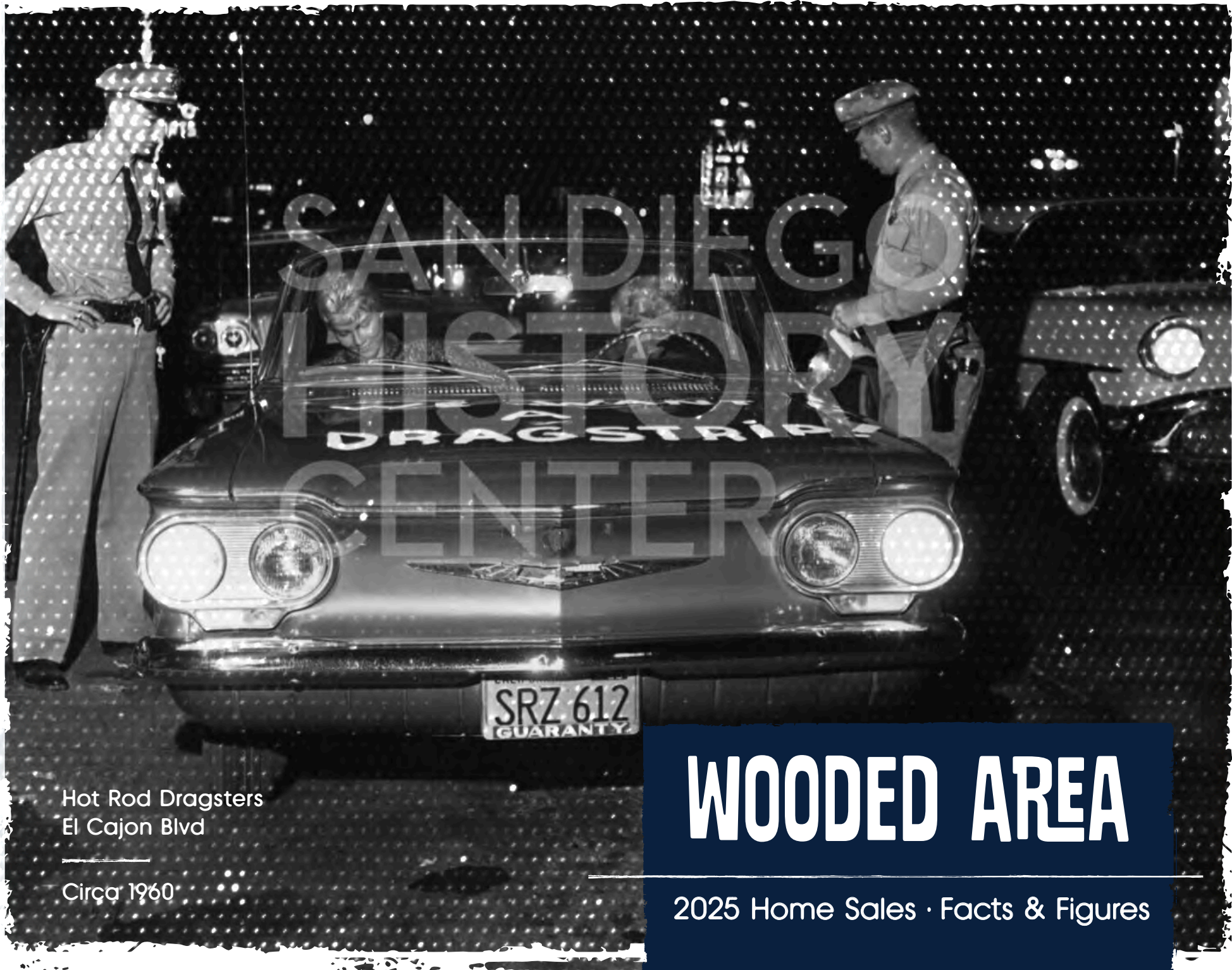
1 YEAR INCREASE
01/01/25 - 01/01/26

+09%

6 YEAR INCREASE
01/01/19 - 01/01/26

+54%





Hot Rod Dragsters
El Cajon Blvd

Circa 1960

WOODED AREA

2025 Home Sales · Facts & Figures



Sold By
Robert

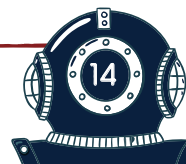


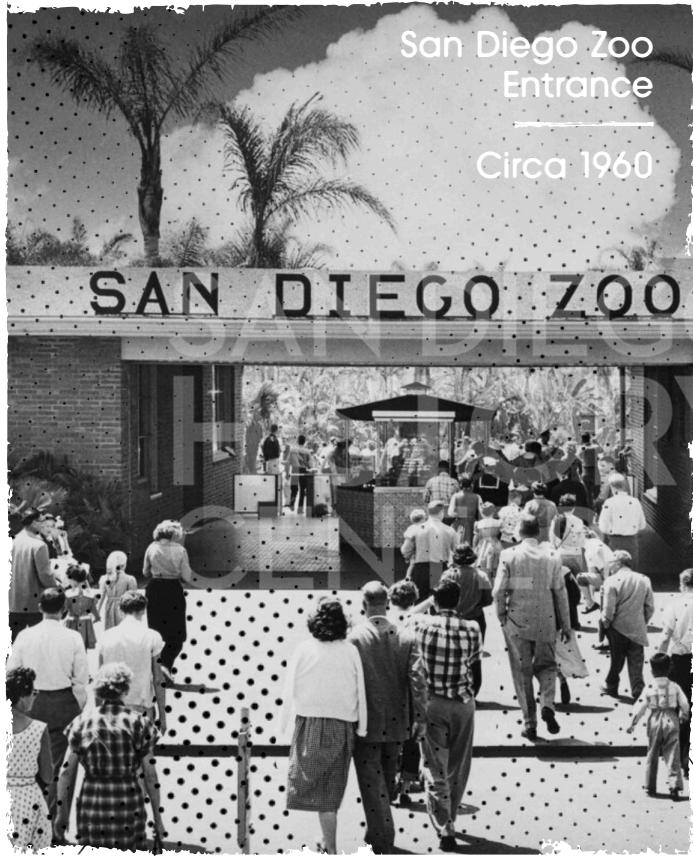
Bought With
Robert

WOODED AREA



	NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
	1	3535 Inez	3	2	1,130	0	\$1,299,000	\$1,300,000	\$1,150
	2	985 Tingley Ln.	4	3	3,244	46	\$2,250,000	\$2,050,000	\$632
	3	3706 Jennings St.	3	3	1,950	4	\$1,800,000	\$2,100,000	\$1,077
	4	3549 Wilcox St.	4	3	2,440	69	\$2,399,000	\$2,300,000	\$943
	5	3710 Warner St.	4	3	2,746	88	\$2,750,000	\$2,400,000	\$874
	6	675 Silvergate Ave.	4	4	2,990	39	\$2,595,000	\$2,595,000	\$868
	7	3727 Cedarbrae Ln.	4	3	2,921	13	\$2,649,000	\$2,600,000	\$890
	8	3758-60 Charles St.	6	6	3,808	8	\$2,950,000	\$2,750,000	\$722
	9	3717 Southernwood Way	5	5	3,879	0	\$3,000,000	\$2,920,000	\$753
	10	3646 Rosecroft Ln.	3	3	2,230	143	\$3,100,000	\$3,000,000	\$1,345
	11	425 Tavera Pl.	3	4	2,530	11	\$3,100,000	\$3,020,000	\$1,194
	12	3791 Cedarbrae Ln.	5	4	3,811	20	\$3,200,000	\$3,025,000	\$794
12	2025 AVERAGES		4	4	2,807	37	\$2,591,000	\$2,505,000	\$937
12	2024 AVERAGES		4	3	2,579	25	\$2,261,583	\$2,474,364	\$1,031
--	% CHANGE YR/YR				+9%	+47%	+15%	+1%	-9%





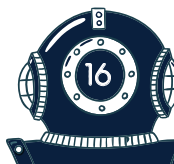
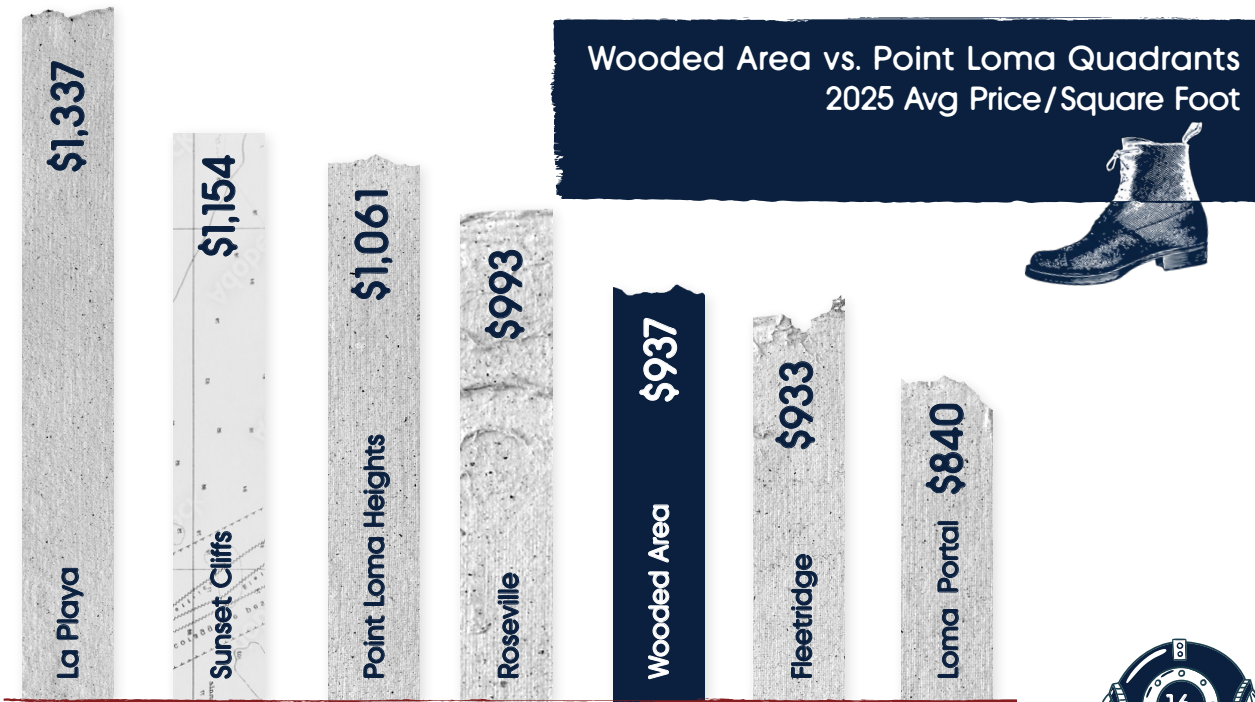
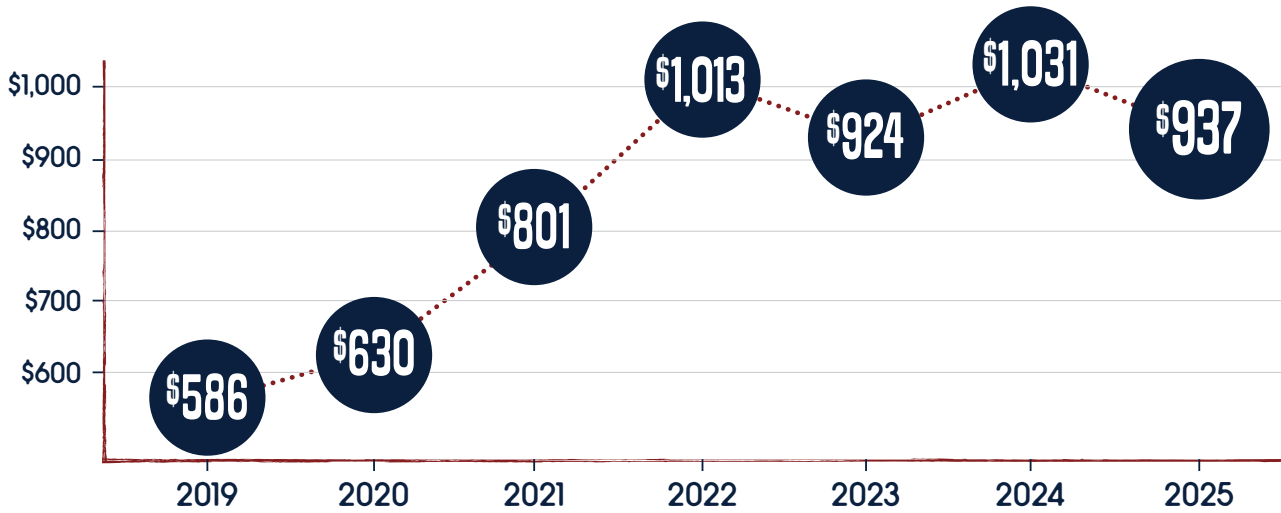
+0%	SINGLE FAMILY HOMES SOLD 12 TRANSACTIONS FROM 12
-11%	HIGHEST PRICED HOME \$3,025,000 FROM \$3,703,704
+07%	LOWEST PRICED HOME \$1,300,000 FROM \$1,220,000
+0%	MEDIAN HOME VALUE \$2,600,000 FROM \$2,595,000
+0%	TOTAL MARKET VOLUME \$30,000,000 FROM \$30,000,000

2025 vs. 2024									
YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$
2025	12	\$1,300,000	\$2,600,000	\$3,025,000	0	1	8	3	\$30M
2024	12	\$1,220,000	\$2,595,000	\$3,703,704	0	4	5	3	\$30M
--		+07%	+0%	-11%	--	--	+60%	--	+0%

**WOODED AREA
AVERAGE PRICE
PER SQUARE FOOT**
SINCE 2019

1 YEAR DECREASE
01/01/25 - 01/01/26
-09%

6 YEAR INCREASE
01/01/19 - 01/01/26
+60%





FLEETRIDGE

2025 Home Sales · Facts & Figures

Beatles Fanatics at
Cinema Showing

Circa 1964

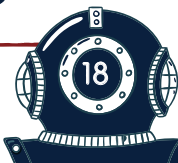


NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
1	3325 Canon St.	3	2	1,400	8	\$1,549,000	\$1,500,000	\$1,071
2	1202 Fleetridge Dr.	4	3	2,331	77	\$1,800,000	\$1,800,000	\$772
3	3335 Fenelon St.	3	2	1,944	39	\$1,895,000	\$1,840,000	\$947
4	3537 Addison St.	3	2	2,047	32	\$1,890,000	\$1,890,000	\$923
5	1049 Albion	3	3	2,100	42	\$2,199,000	\$2,125,000	\$1,012
6	4071 Liggett Dr.	4	3	2,812	5	\$2,195,000	\$2,200,000	\$782
7	3526 Emerson St.	4	3	2,798	8	\$2,265,000	\$2,245,000	\$802
8	3585 Addison	4	2	2,300	11	\$2,379,000	\$2,331,000	\$1,013
9	3435 Dickens	5	4	3,162	136	\$2,750,000	\$2,575,000	\$814
10	1055 Akron St.	4	3	2,758	72	\$2,595,000	\$2,595,000	\$941
11	3508 Lowell Way	4	4	2,152	17	\$2,625,000	\$2,625,000	\$1,220
12	3430 Bangor Pl.	5	4	3,737	12	\$3,395,000	\$3,355,000	\$898

12	2025 AVERAGES	4	3	2,462	38	\$2,294,750	\$2,256,750	\$933
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8	2024 AVERAGES	4	3	2,482	15	\$2,559,519	\$2,563,644	\$1,039
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+50%	% CHANGE YR/YR	-1%	+155%	-10%	-12%	-10%
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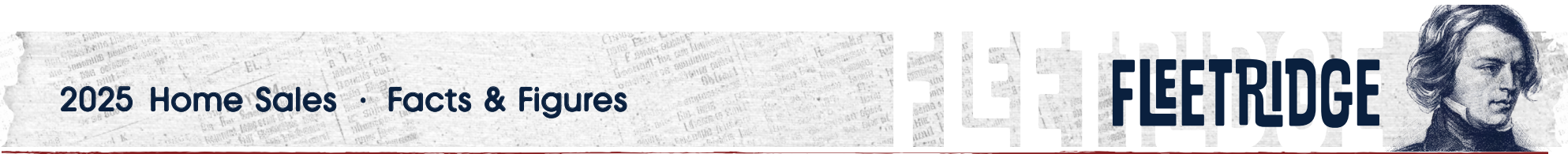


2025 Home Sales · Facts & Figures



+50%	SINGLE FAMILY HOMES SOLD 12 TRANSACTIONS FROM 8	
-20%	HIGHEST PRICED HOME \$3,355,000 FROM \$4,200,000	
-21%	LOWEST PRICED HOME \$1,500,000 FROM \$1,900,000	
+4%	MEDIAN HOME VALUE \$2,600,000 FROM \$2,494,000	
+29%	TOTAL MARKET VOLUME \$27,000,000 FROM \$21,000,000	

2025 vs. 2024									
YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$
2025	12	\$1,500,000	\$2,600,000	\$3,355,000	0	4	7	1	\$27M
2024	8	\$1,900,000	\$2,494,000	\$4,200,000	0	2	5	1	\$21M
		+50%	-21%	+4%	-20%	--	--	+40%	+29%



2025 Home Sales · Facts & Figures

FLEETRIDGE
AVERAGE PRICE
PER SQUARE FOOT

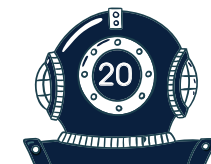
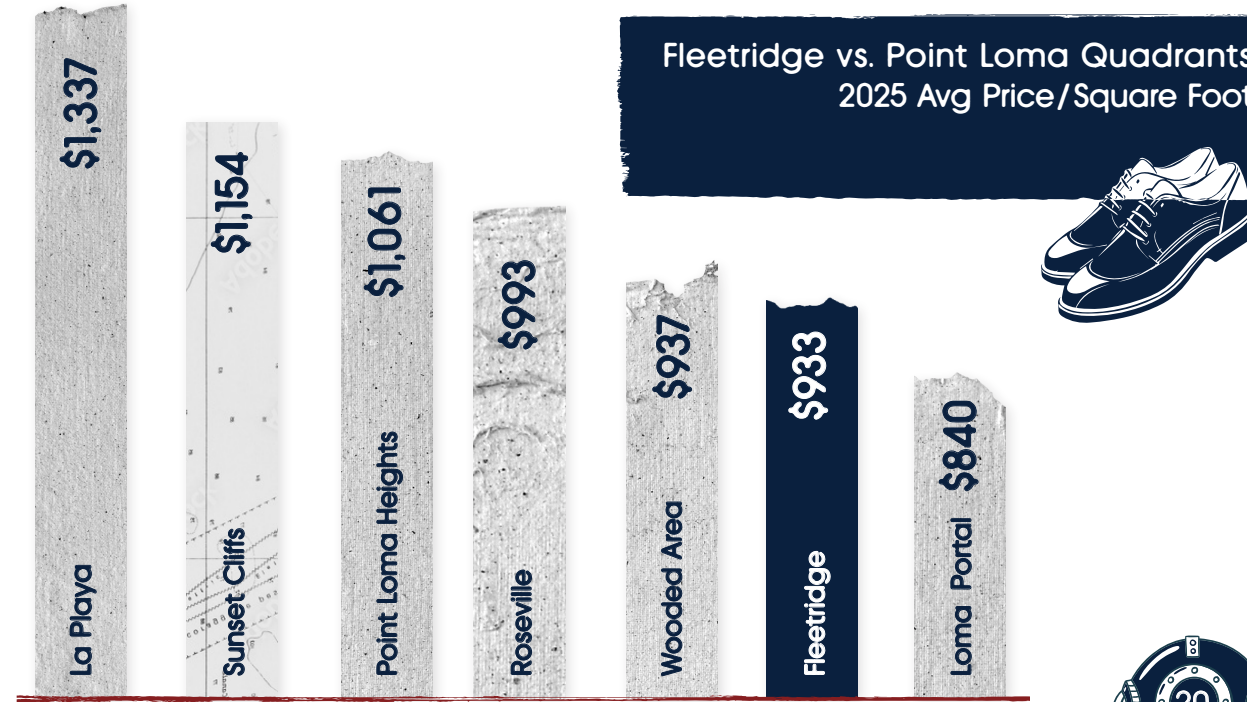
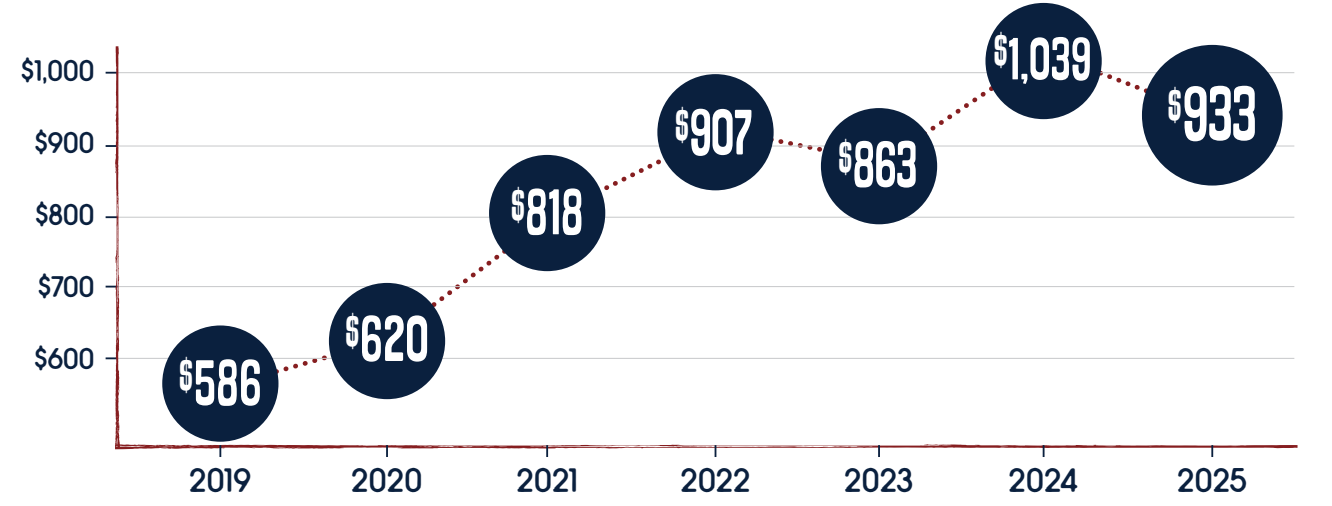
SINCE 2019

1 YEAR DECREASE
01/01/25 - 01/01/26

-10%

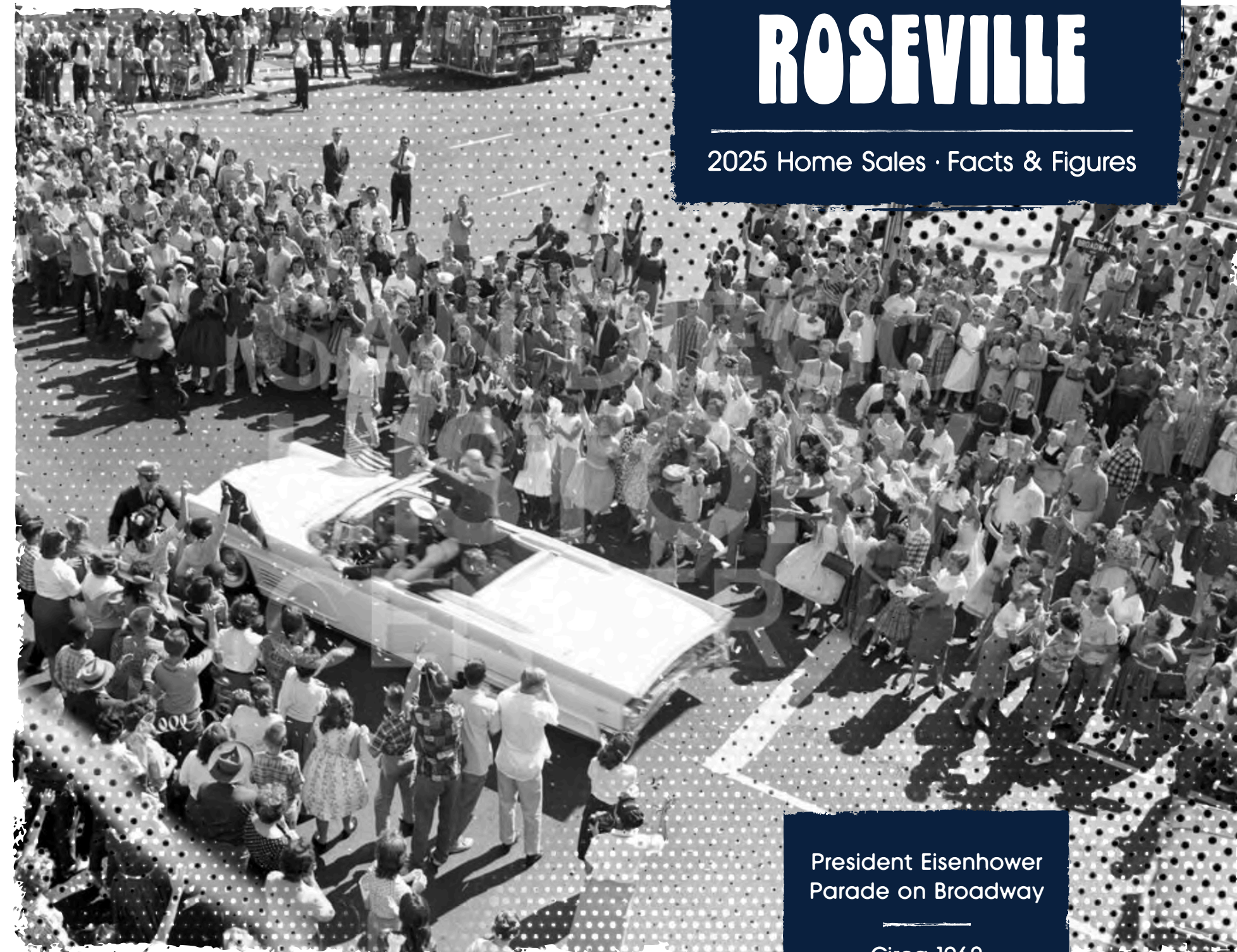
6 YEAR INCREASE
01/01/19 - 01/01/26

+59%





Regis Philbin at
KOGO Radio Station
—
Circa 1960



ROSEVILLE

2025 Home Sales · Facts & Figures

President Eisenhower
Parade on Broadway

—
Circa 1960



NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
1	3028 Sterne St.	2	2	1,050	23	\$1,147,000	\$1,050,000	\$1,000
2	3304 Canon St.	3	2	1,250	30	\$1,250,000	\$1,200,000	\$960
3	1852 Locust St.	3	2	1,106	28	\$1,295,000	\$1,250,000	\$1,130
4	3412 Poe St.	3	2	1,204	31	\$1,469,600	\$1,400,000	\$1,163
5	3325 Canon St.	3	2	1,400	8	\$1,549,000	\$1,500,000	\$1,071
6	3235 Hill St.	3	2	1,812	9	\$1,599,000	\$1,590,000	\$877
7	3428 Garrison St.	3	2	1,399	48	\$1,659,000	\$1,655,000	\$1,183
8	3040 Tennyson St.	4	3	2,422	20	\$1,695,000	\$1,675,000	\$692
9	1256 Plum St.	3	2	1,368	6	\$1,745,000	\$1,738,000	\$1,270
10	936 Bangor St.	3	2	1,210	174	\$1,800,000	\$1,775,000	\$1,467
11	1141 Akron St.	4	2	1,848	10	\$1,850,000	\$1,990,000	\$1,077
12	1030 Leroy St.	4	3	2,425	7	\$1,999,999	\$2,000,000	\$825
13	1250 Willow St.	3	3	2,168	30	\$2,249,000	\$2,050,000	\$946
14	3145 Quimby St.	3	3	2,354	149	\$2,199,888	\$2,050,000	\$871

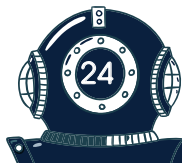


Sold By
Robert



Bought With
Robert

NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
15	2274 Rosecrans St.	7	6	5,859	128	\$3,100,000	\$2,300,000	\$393
16	3301 Trumbull St.	4	3	2,977	64	\$2,499,000	\$2,325,000	\$781
17	3224 Oliphant St.	3	3	2,698	70	\$2,750,000	\$2,475,000	\$917
18	1055 Akron St.	4	3	2,758	72	\$2,595,000	\$2,595,000	\$941
19	3301 Trumbull St.	4	4	2,977	43	\$2,599,000	\$2,599,000	\$873
20	3508 Lowell Way	4	4	2,152	17	\$2,625,000	\$2,625,000	\$1,220
21	3228 Carleton St.	5	6	4,100	2	\$2,999,000	\$3,025,000	\$738
22	3603 Carleton St.	3	4	3,791	8	\$4,950,000	\$5,500,000	\$1,451
22	2025 AVERAGES	4	3	2,288	44	\$2,164,749	\$2,107,591	\$993
20	2024 AVERAGES	3	3	2,328	29	\$2,121,044	\$2,071,242	\$978
+10%	% CHANGE YR/YR			-2%	+53%	+2%	+2%	+2%



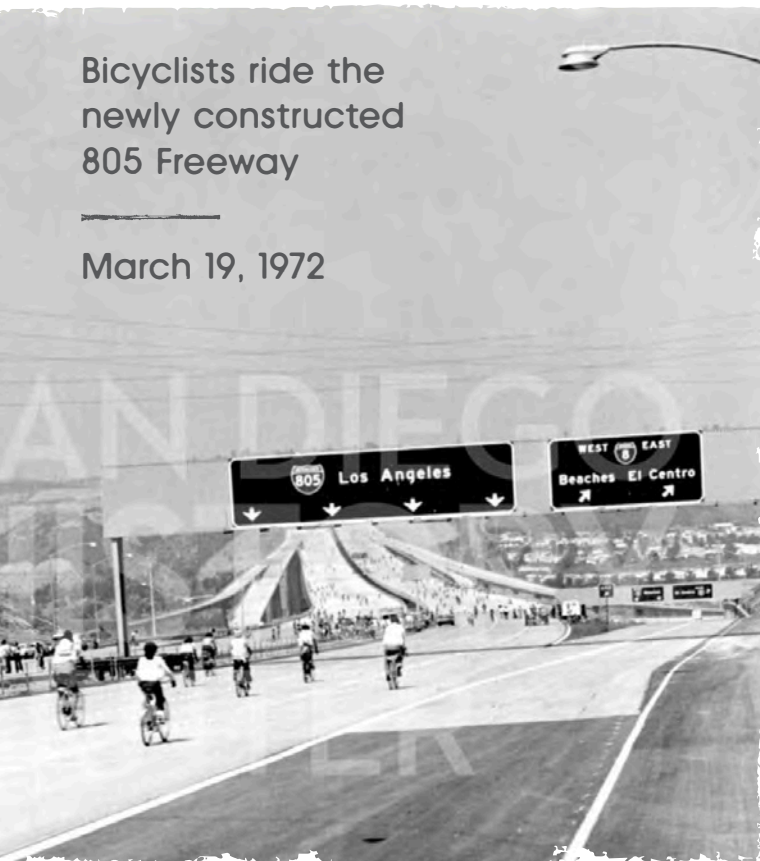


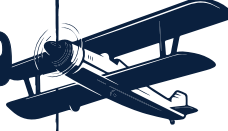
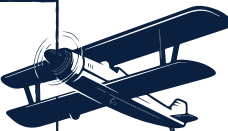
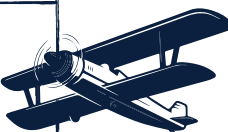
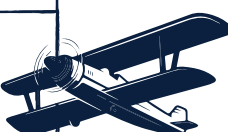
ROSEVILLE

2025 Home Sales · Facts & Figures

Bicyclists ride the newly constructed 805 Freeway

March 19, 1972



+10%	SINGLE FAMILY HOMES SOLD 22 TRANSACTIONS FROM 20	
+14%	HIGHEST PRICED HOME \$5,500,000 FROM \$4,825,000	
-08%	LOWEST PRICED HOME \$1,050,000 FROM \$1,140,000	
+08%	MEDIAN HOME VALUE \$1,995,000 FROM \$1,855,000	
+12%	TOTAL MARKET VOLUME \$46,000,000 FROM \$41,000,000	

2025 vs. 2024

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$
2025	22	\$1,050,000	\$1,995,000	\$5,500,000	0	11	9	2	\$46M
2024	20	\$1,140,000	\$1,855,000	\$4,825,000	0	11	7	2	\$41M
		+10%	-08%	+08%	+14%	--	--	+29%	+12%

2025 Home Sales · Facts & Figures

ROSEVILLE



ROSEVILLE AVERAGE PRICE PER SQUARE FOOT

SINCE 2019

1 YEAR INCREASE

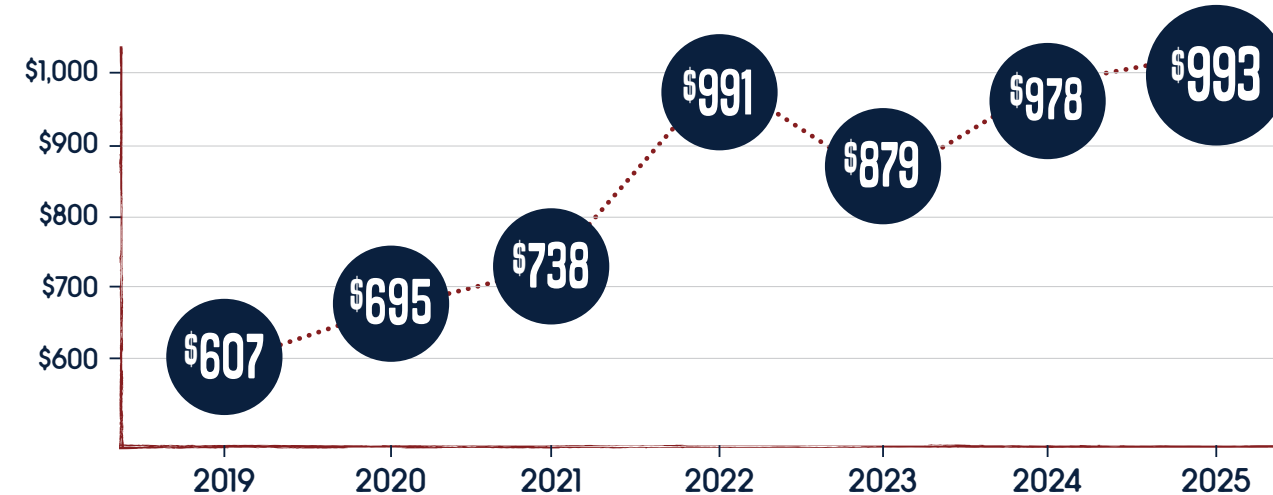
01/01/25 - 01/01/26

+02%

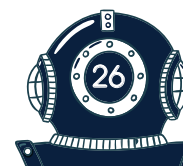
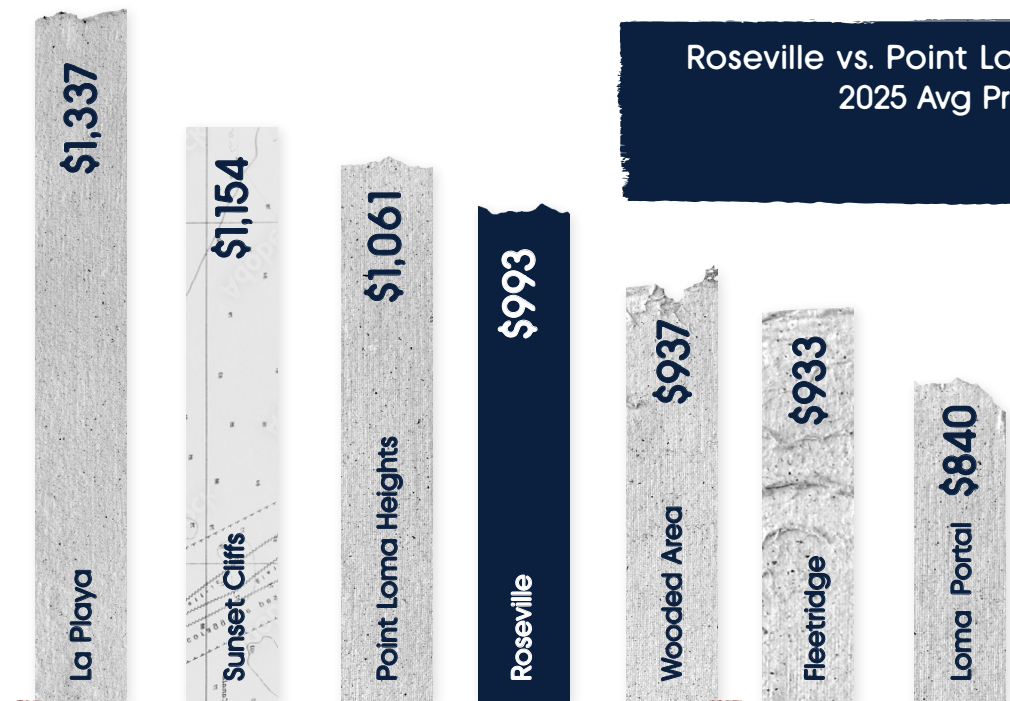
6 YEAR INCREASE

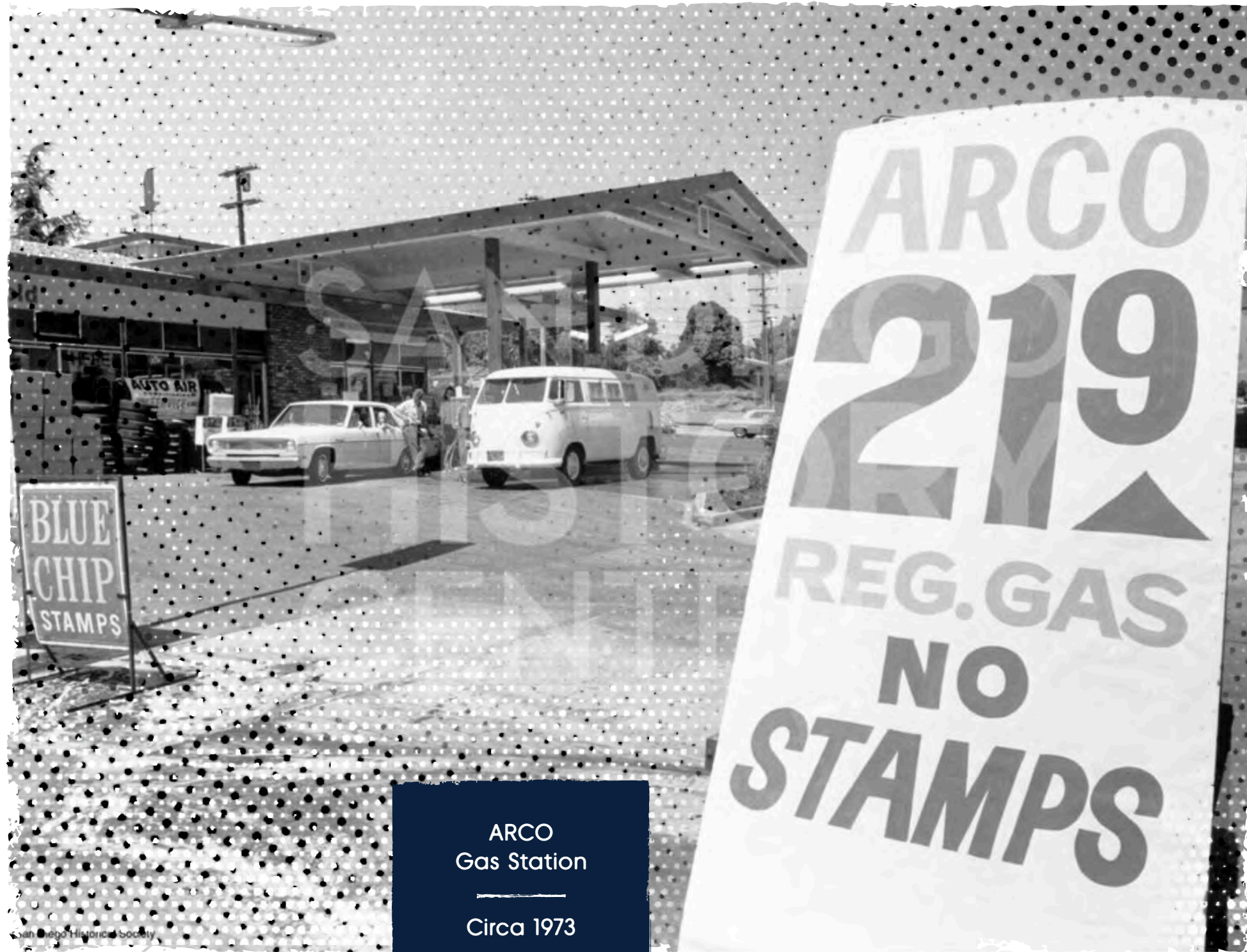
01/01/19 - 01/01/26

+64%



Roseville vs. Point Loma Quadrants 2025 Avg Price/Square Foot





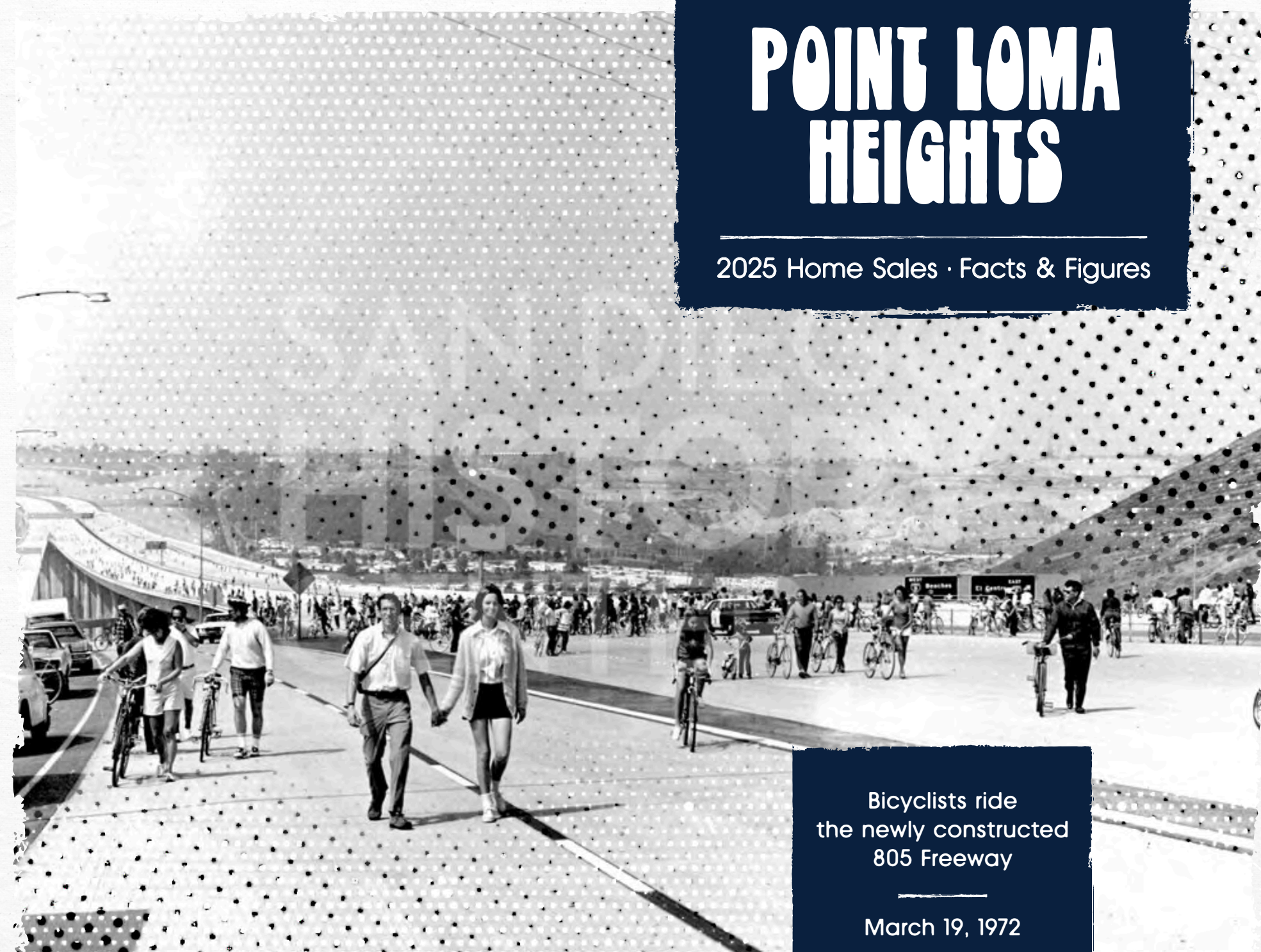
ARCO
Gas Station

Circa 1973

San Diego Historical Society

POINT LOMA HEIGHTS

2025 Home Sales · Facts & Figures



Bicyclists ride
the newly constructed
805 Freeway

March 19, 1972

NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
1	3717 Poe St.	3	2	1,150	6	\$1,199,000	\$1,150,000	\$1,000
2	3761 Poe St.	3	1	1,060	2	\$1,295,000	\$1,266,000	\$1,194
3	2111 Venice St.	3	2	1,136	34	\$1,550,000	\$1,400,000	\$1,232
4	4012 Bernice Dr.	3	2	1,127	8	\$1,149,000	\$1,405,000	\$1,247
5	3742 Wildwood Rd.	3	2	1,188	32	\$1,499,000	\$1,495,000	\$1,258
6	4303 Del Mar Ave.	2	2	1,314	7	\$1,595,000	\$1,525,000	\$1,161
7	1855 Capistrano St.	3	2	1,184	6	\$1,525,000	\$1,540,000	\$1,301
8	3777 Poe St.	3	2	1,126	6	\$1,555,000	\$1,550,000	\$1,377
9	4692 Niagara Ave.	3	2	1,464	7	\$1,750,000	\$1,600,000	\$1,092
10	3886 Santa Cruz	3	2	1,924	12	\$1,650,000	\$1,580,000	\$821
11	4111 Atascadero Dr.	3	2	1,788	51	\$1,699,000	\$1,680,000	\$940
12	4260 Orchard Ave.	4	2	1,875	5	\$1,749,000	\$1,769,000	\$943
13	3985 La Cresta Dr.	5	3	1,955	18	\$1,599,000	\$1,828,000	\$935
14	1919 Venice St.	3	2	1,468	10	\$1,799,000	\$1,900,000	\$1,294
15	4435 Del Monte Ave.	3	2	2,548	17	\$1,800,000	\$1,900,000	\$746



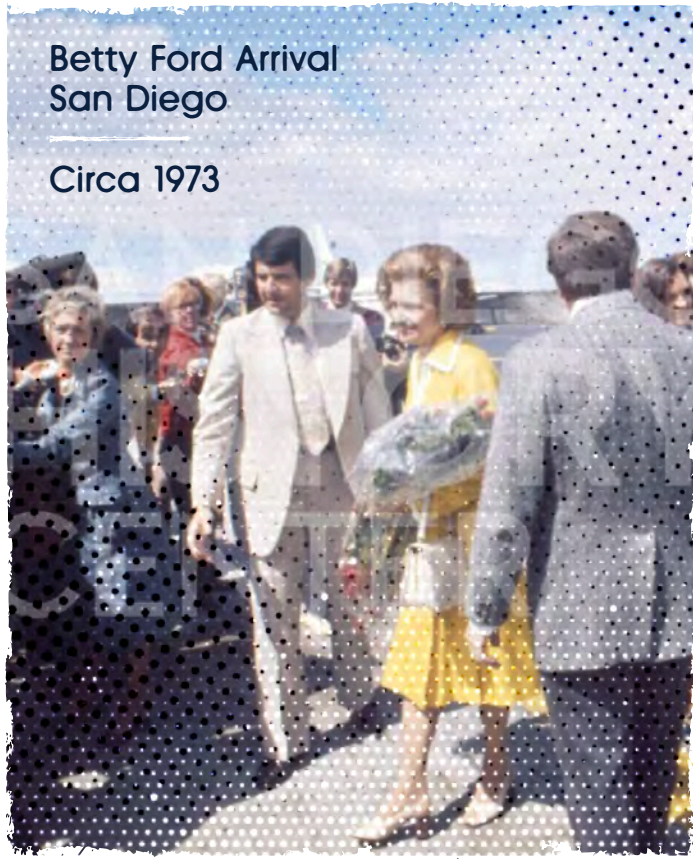
NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
16	4319 Coronado Ave.	3	3	2,082	10	\$1,949,000	\$1,975,000	\$949
17	3988 Del Mar Ave.	4	3	1,850	32	\$2,195,000	\$2,050,000	\$1,108
18	4027 Narragansett Ave.	4	3	2,714	6	\$2,150,000	\$2,075,000	\$765
19	4353 Santa Cruz Ave.	5	3	2,332	8	\$2,250,000	\$2,340,000	\$1,003
20	4569 Coronado Ave.	5	4	2,588	71	\$2,550,000	\$2,400,000	\$927
21	2025 Venice	4	3	2,346	9	\$2,499,000	\$2,525,000	\$1,076
22	4529 Orchard Ave.	3	3	2,345	6	\$2,695,000	\$2,675,000	\$1,141
23	4611 Santa Cruz Ave.	6	6	3,782	16	\$3,250,000	\$2,997,000	\$792
24	4559 Niagara Ave.	5	4	3,329	14	\$3,950,000	\$3,850,000	\$1,157
24	2025 AVERAGES	4	3	1,903	16	\$1,954,208	\$1,936,458	\$1,061
27	2024 AVERAGES	4	3	2,080	25	\$2,001,500	\$1,977,548	\$1,028
-11%	% CHANGE YR/YR			-09%	-35%	-02%	-02%	+3%





POINT LOMA HEIGHTS

2025 Home Sales · Facts & Figures



Betty Ford Arrival
San Diego
Circa 1973



-11%

SINGLE FAMILY HOMES SOLD
24 TRANSACTIONS FROM 27

+05%

HIGHEST PRICED HOME
\$3,850,000 FROM \$3,650,000

+10%

LOWEST PRICED HOME
\$1,150,000 FROM \$1,045,000

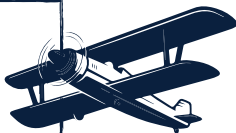
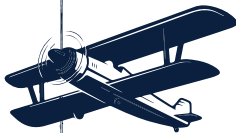
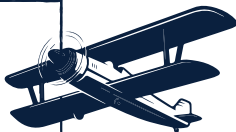
+0%

MEDIAN HOME VALUE
\$1,798,500 FROM \$1,795,000



-13%

TOTAL MARKET VOLUME
\$46,000,000 FROM \$53,000,000



2025 vs. 2024

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$
2025	24	\$1,150,000	\$1,798,500	\$3,850,000	0	16	7	2	\$46M
2024	27	\$1,045,000	\$1,795,000	\$3,650,000	0	19	6	1	\$53M

-11%

+10%

--

+05%

--

-16%

+17%

+100%

-13%

2025 Home Sales · Facts & Figures

POINT LOMA HEIGHTS



POINT LOMA HEIGHTS AVERAGE PRICE PER SQUARE FOOT

SINCE 2019



1 YEAR INCREASE

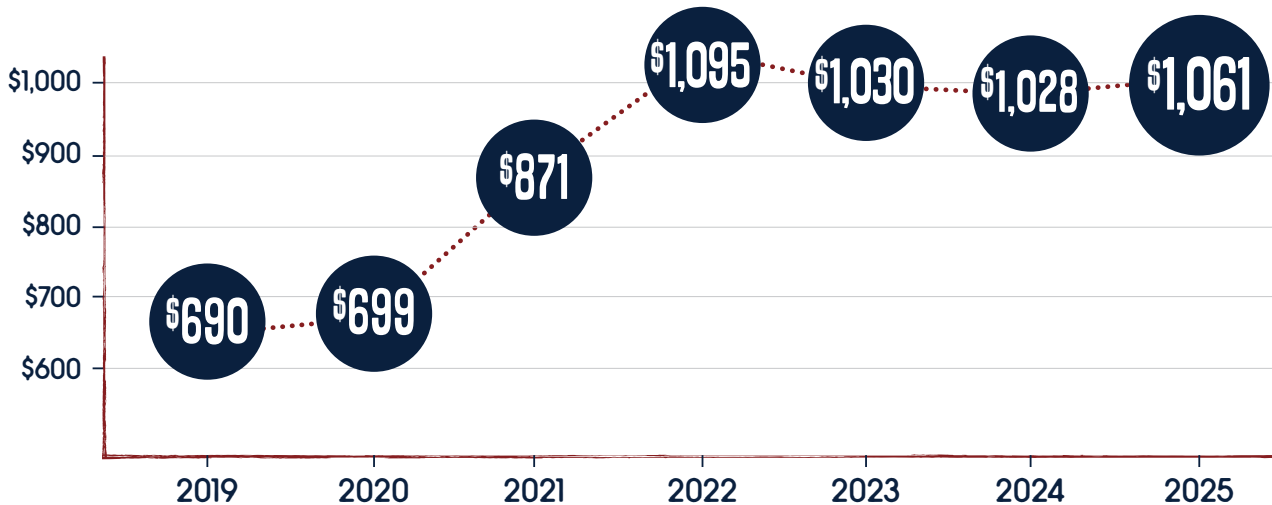
01/01/25 - 01/01/26

+03%

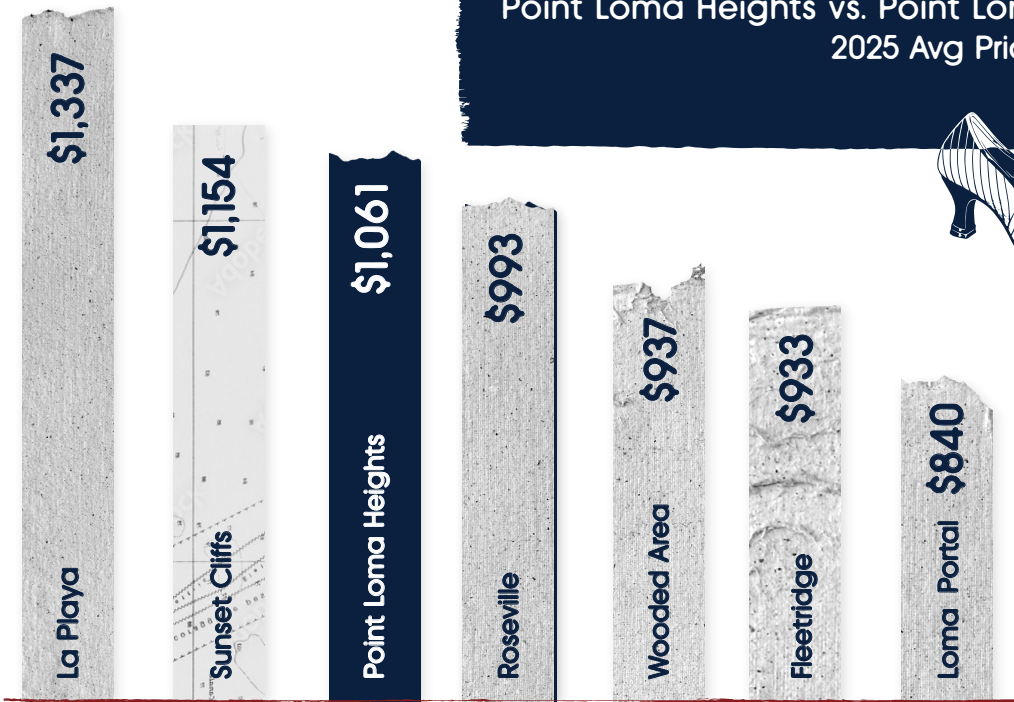
6 YEAR INCREASE

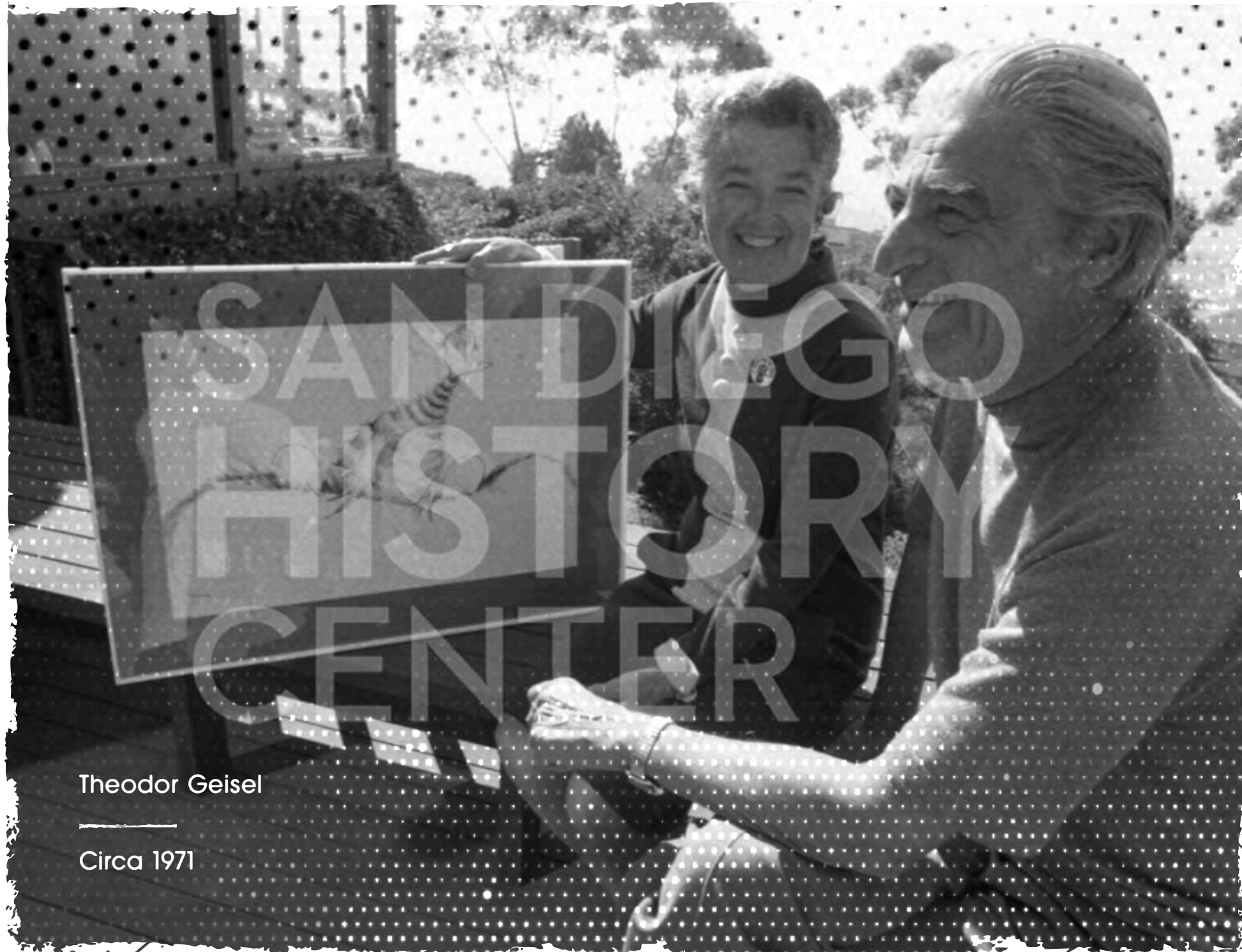
01/01/19 - 01/01/26

+54%



Point Loma Heights vs. Point Loma Quadrants
2025 Avg Price/Square Foot





Theodor Geisel

Circa 1971



Save Our Canyon Brigade
Tecolote Canyon

Circa 1971

LOMA PORTAL

2025 Home Sales · Facts & Figures

NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
1	3235 Goldsmith St.	3	1	1,294	0	\$1,200,000	\$1,200,000	\$927
2	3263 Homer St.	3	1	1,107	18	\$1,375,000	\$1,350,000	\$1,220
3	3122 Malaga St.	2	1	991	5	\$1,350,000	\$1,350,000	\$1,362
4	3120 Curtis St.	4	2	1,585	9	\$1,500,000	\$1,400,000	\$883
5	3111 Ibsen St.	3	2	1,456	51	\$1,439,000	\$1,425,000	\$979
6	2234 Poinsettia Dr.	3	2	1,600	6	\$1,395,000	\$1,450,000	\$906
7	3419 Freeman St.	3	2	1,598	10	\$1,499,000	\$1,460,500	\$914
8	3031 Ibsen St.	4	3	2,443	19	\$1,599,000	\$1,480,000	\$606
9	3114 Dumas St.	4	3	1,906	11	\$1,450,000	\$1,482,500	\$778
10	3121 Elliott St.	5	3	2,294	57	\$1,597,000	\$1,560,000	\$680
11	3033 Browning	3	2	1,963	56	\$1,649,000	\$1,585,000	\$807
12	3235 Curtis St.	4	3	2,620	41	\$1,675,000	\$1,590,000	\$607
13	3243 Goldsmith	3	3	1,914	71	\$1,600,000	\$1,600,000	\$836
14	2736 Nipoma St.	3	3	2,277	6	\$1,595,000	\$1,625,000	\$714
15	3321 Zola St.	3	3	1,748	21	\$1,695,000	\$1,626,000	\$930
16	3034 Browning St.	3	3	1,777	52	\$1,699,000	\$1,720,000	\$968
17	3366 Elliott St.	3	3	2,410	99	\$1,799,999	\$1,750,000	\$726
18	2301 Plum St	4	2	1,795	14	\$1,785,000	\$1,771,000	\$987



Sold By
Robert

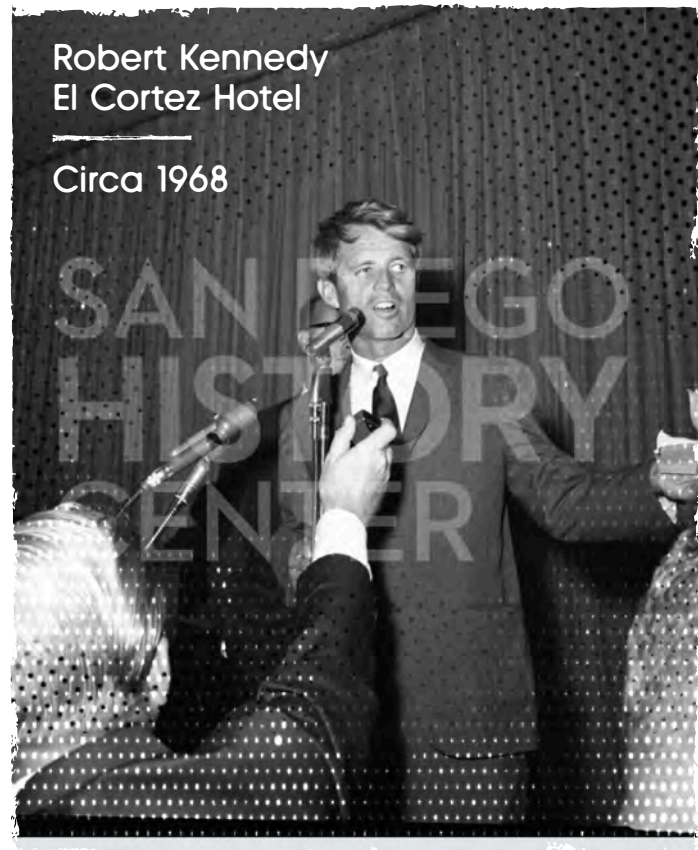


Bought With
Robert



NO.	ADDRESS	BR	BA	SQ FT	DAYS/MKT	LIST PRICE	SALES PRICE	\$/SF
19	2906 Locust	3	2	1,590	15	\$1,550,000	\$1,786,000	\$1,123
20	2429 Alcott Ct.	3	3	2,524	10	\$1,895,000	\$1,832,600	\$726
21	2778 Rosecrans St.	4	4	2,399	1	\$1,850,000	\$1,850,000	\$771
22	3728 Curtis St.	5	4	4,717	24	\$1,995,000	\$1,900,000	\$403
23	3375 Trumbull St.	3	2	1,645	10	\$1,850,000	\$1,900,050	\$1,155
24	3411 Dumas St.	3	3	2,598	3	\$1,995,000	\$1,995,000	\$768
25	3602 Hyacinth Dr.	5	3	2,837	5	\$2,195,000	\$2,090,000	\$737
26	3115 Edith Ln.	4	4	2,752	4	\$2,150,000	\$2,100,000	\$763
27	3326 Wisteria Dr.	4	3	2,687	99	\$2,495,000	\$2,318,160	\$863
28	2675 Clove St.	5	4	3,206	56	\$2,699,900	\$2,675,000	\$834
29	2205 Locust St.	8	6	5,143	3	\$3,595,000	\$3,595,000	\$699
30	2434 Alcott Ct.	5	6	7,247	143	\$3,999,000	\$3,775,000	\$521
30	2025 AVERAGES	4	3	2,404	31	\$1,872,363	\$1,841,394	\$840
26	2024 AVERAGES	4	3	1,915	48	\$1,720,377	\$1,688,811	\$906
+15%	% CHANGE YR/YR	+26%	-36%	+09%	+09%	-07%		





Robert Kennedy
El Cortez Hotel
Circa 1968

+15%	SINGLE FAMILY HOMES SOLD 30 TRANSACTIONS FROM 26	
+68%	HIGHEST PRICED HOME \$3,775,000 FROM \$2,250,000	
+06%	LOWEST PRICED HOME \$1,200,000 FROM \$1,133,000	
+06%	MEDIAN HOME VALUE \$1,673,000 FROM \$1,580,000	
+25%	TOTAL MARKET VOLUME \$55,000,000 FROM \$44,000,000	

2025 vs. 2024									
YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$
2025	30	\$1,200,000	\$1,673,000	\$3,775,000	0	24	4	2	\$55M
2024	26	\$1,133,000	\$1,580,000	\$2,250,000	0	20	6	0	\$44M
		+15%	+06%	+06%	+68%	--	+20%	-33%	+25%

LOMA PORTAL
AVERAGE PRICE
PER SQUARE FOOT

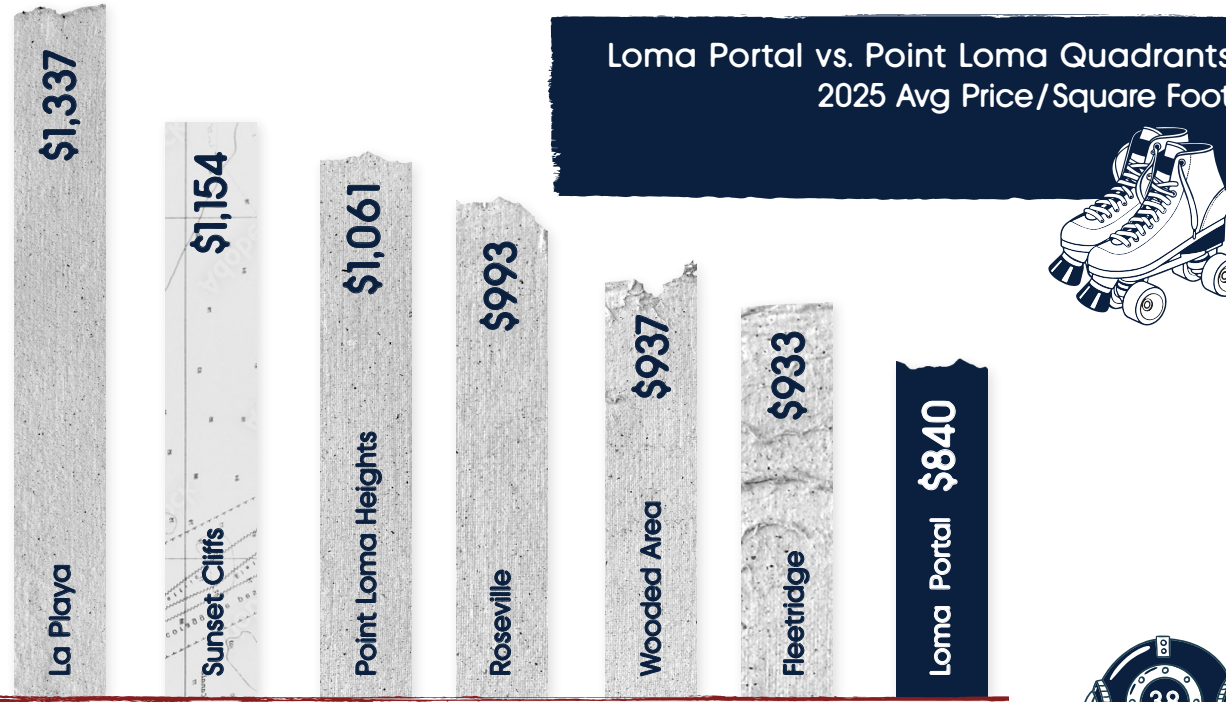
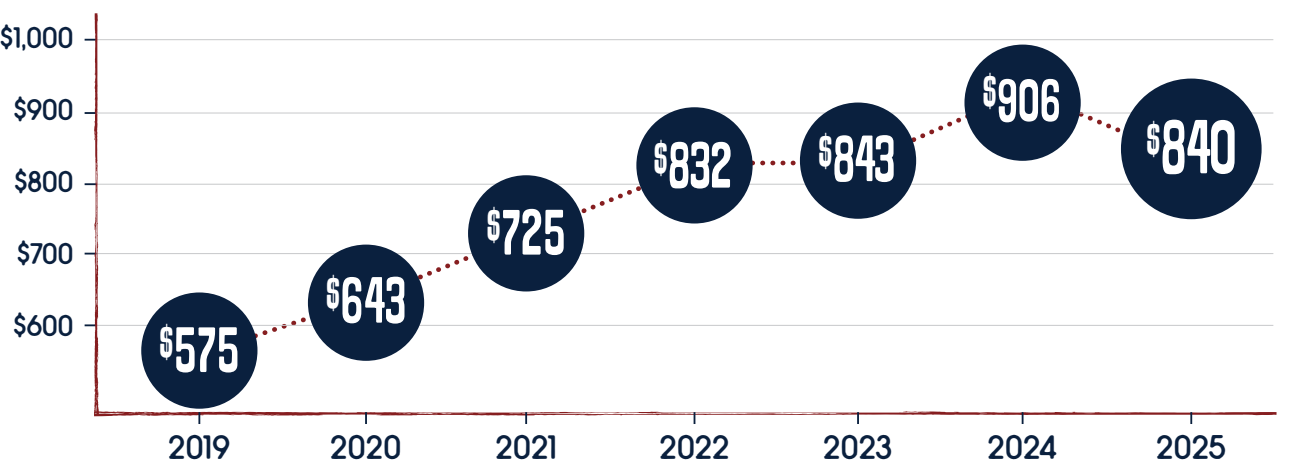
SINCE 2019

1 YEAR DECREASE
01/01/25 - 01/01/26

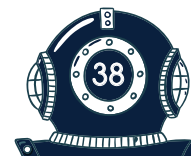
-07%

6 YEAR INCREASE
01/01/19 - 01/01/26

+46%



Loma Portal vs. Point Loma Quadrants
2025 Avg Price/Square Foot





-06%

SINGLE FAMILY HOMES SOLD

134 TRANSACTIONS FROM 142



-09%

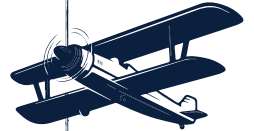
HIGHEST PRICED HOME

\$10,700,000 FROM \$11,700,000

+38%

LOWEST PRICED HOME

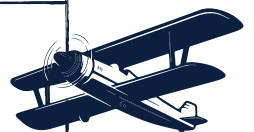
\$1,050,000 FROM \$760,000



+04%

MEDIAN HOME VALUE

\$1,898,000 FROM \$1,823,000

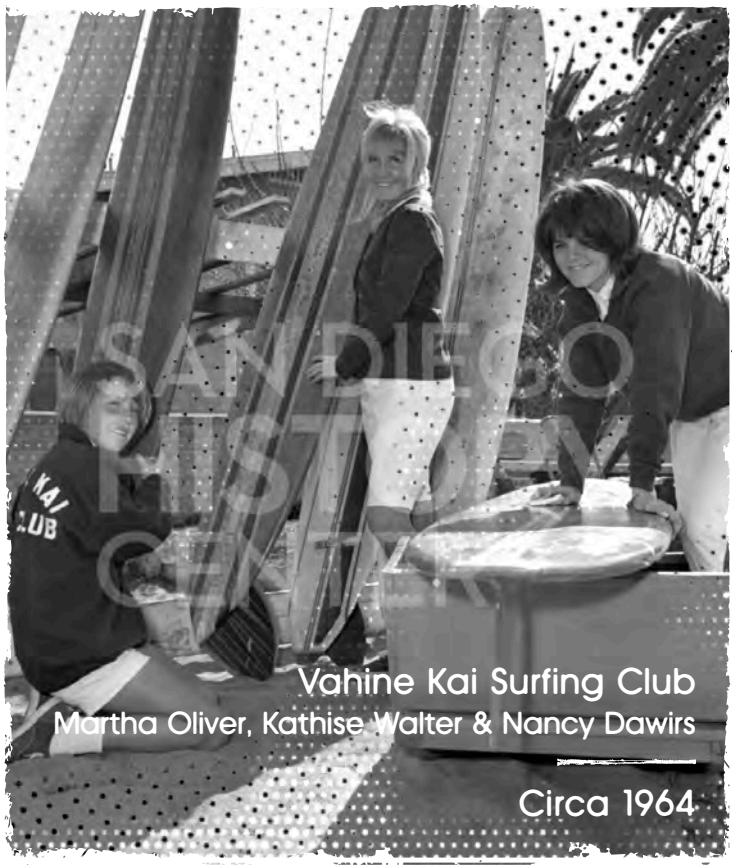




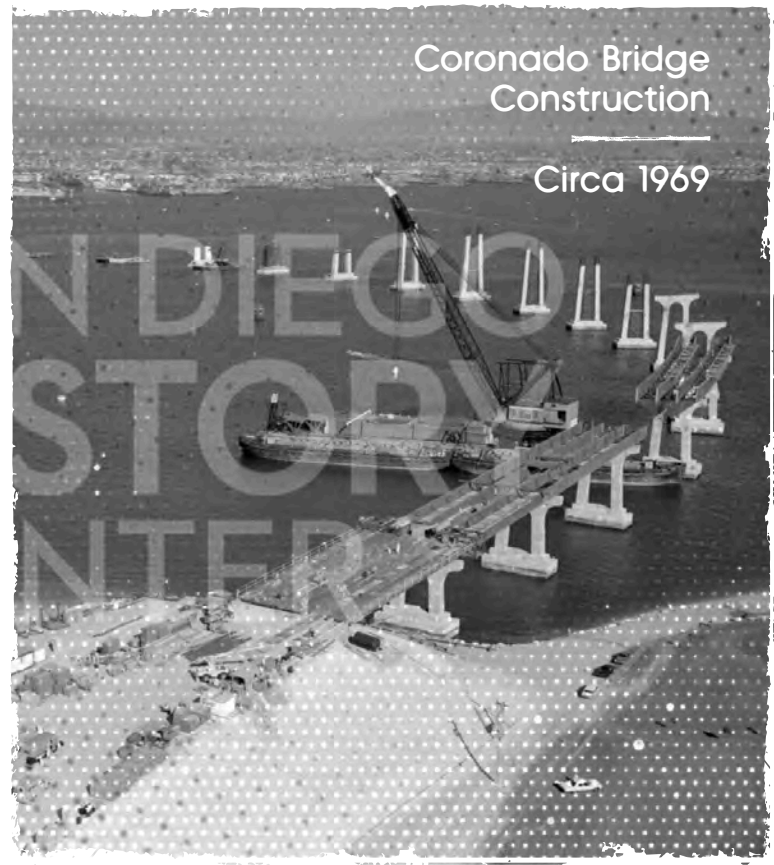
-01%

TOTAL MARKET VOLUME

\$301,000,000 FROM \$303,000,000



2025 vs. 2024										
YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$	
2025	134	\$1,050,000	\$1,898,000	\$10,700,000	0	76	40	18	\$301M	
2024	142	\$760,000	\$1,823,000	\$11,700,000	2	84	36	20	\$303M	
		-06%	+38%	+04%	-09%	--	-10%	+11%	-10%	-01%



+05%

SINGLE FAMILY HOMES SOLD

127 TRANSACTIONS FROM 121





-29%

HIGHEST PRICED HOME

\$5,275,000 FROM \$7,400,000

+11%

LOWEST PRICED HOME

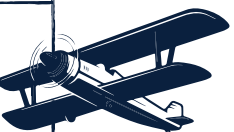
\$825,000 FROM \$745,000



+12%

MEDIAN HOME VALUE

\$1,899,000 FROM \$1,700,000



+09%

TOTAL MARKET VOLUME

\$265,000,000 FROM \$243,000,000



2025 vs. 2024										
YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL \$	
2025	127	\$825,000	\$1,899,000	\$5,275,000	2	73	39	13	\$265M	
2024	121	\$745,000	\$1,700,000	\$7,400,000	4	78	25	14	\$243M	
		+05%	+11%	+12%	-29%	-50%	-06%	+56%	-07%	+09%

POINT LOMA MARKET

20 YEAR BIRDS EYE VIEW

20 YEAR BIRDS EYE VIEW AVERAGES:

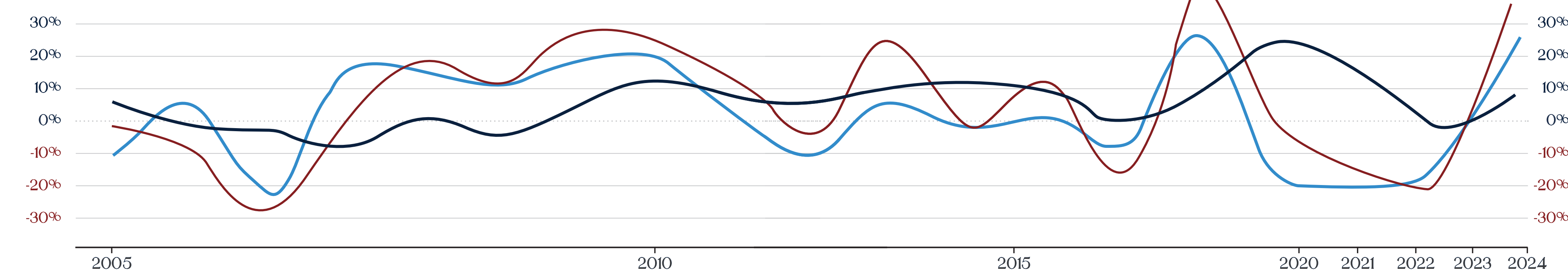
Transactions: 175

Median Price: \$1,050,564

Total Volume: \$217,313,278

YEAR	2005	2006	2007	2008	2009	2010	2011	2012	2013		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
# Transactions	165	147	153	112	128	147	162	191	225		231	204	215	204	192	180	229	180	138	113	142
Median Price	\$900,000	\$950,000	\$910,000	\$860,000	\$765,000	\$765,000	\$713,000	\$731,000	\$819,000		\$869,000	\$910,000	\$995,000	\$1,100,000	\$1,189,000	\$1,155,000	\$1,237,500	\$1,550,000	\$1,800,000	\$1,700,000	\$1,822,500
Total Volume	\$182,000,000	\$178,000,000	\$162,000,000	\$113,000,000	\$107,000,000	\$126,000,000	\$138,000,000	\$174,000,000	\$215,000,000		\$240,000,000	\$224,000,000	\$277,000,000	\$267,000,000	\$279,000,000	\$240,000,000	\$345,000,000	\$336,000,000	\$283,000,000	\$218,000,000	\$303,031,607

# Transactions % Variance		-11%	4%	-27%	14%	15%	10%	18%	18%		3%	-12%	5%	-5%	-6%	-6%	27%	-21%	-23%	-18%	26%
Median Price % Variance		6%	-4%	-5%	-11%	0%	-7%	3%	12%		6%	5%	9%	11%	8%	-3%	7%	25%	16%	-6%	7%
Total Volume % Variance		-2%	-9%	-30%	-5%	18%	10%	26%	24%		12%	-7%	24%	-4%	4%	-14%	44%	-3%	-16%	-23%	39%



ROBERT'S 2025 HOME SALES AT-A-GLANCE

JUST NORTH OF
\$30 MILLION
SOLD IN 2025

+13x
MORE \$

+2%
MORE \$

+55%
FASTER

SIMPLY PUT: ROBERT WILL SELL YOUR HOME
FASTER AND FOR MORE MONEY

AGENT	PRODUCTION	SOLD/LIST	DAYS /MKT
Robert	\$29M	100%	16
Avg Agent	\$2M	98%	36

ROBERT'S PRODUCTION



#	ADDRESS	REP	\$ PER SQ FT	DAYS ON MKT	LIST PRICE	SALES PRICE	SOLD/LIST %	TOTAL PROD'N
1	1419-21 Cypress	SELLER	\$1,070	3	\$895,000	\$920,000	103%	\$920,000
2	4756 Glenside Rd	BUYER	--	--	--	--	--	\$998,000
3	1852 Locust St	SELLER	\$1,170	28	\$1,295,000	\$1,250,000	97%	\$1,250,000
4	4576 Onondaga Ave	SELLER	\$719	23	\$1,350,000	\$1,350,000	100%	\$1,350,000
5	3637 Richmond St	SELLER	\$808	4	\$1,495,000	\$1,450,000	97%	\$1,450,000
6	3040 Tennyson St	SELLER	\$692	20	\$1,695,000	\$1,675,000	99%	\$1,675,000
7	3728 Curtis St	SELLER	\$423	24	\$1,995,000	\$1,900,000	95%	\$1,900,000
8	3706 Jennings St	BUYER	--	--	--	--	--	\$2,100,000
9	3115 Edith	SELLER	\$763	4	\$2,150,000	\$2,100,000	98%	\$2,100,000
10	1300 W Walnut	SELLER	\$580	6	\$1,995,000	\$2,450,000	123%	\$2,450,000
11	675 Silvergate	BUYER	--	--	--	--	--	\$2,595,000
12	1575-85 Cable St	SELLER	\$555	22	\$2,635,000	\$2,600,000	99%	\$2,600,000
13	4692 Niagara Ave	DUAL	\$1,092	7	\$1,750,000	\$1,600,000	91%	\$3,200,000
14	812 San Antonio Pl	DUAL	\$1,171	41	\$3,500,000	\$3,100,000	89%	\$6,200,000
AVERAGES/TOTAL		14%	\$822	17	\$1,886,818	\$1,854,091	99%	\$30,788,000

**SINCE 2020...
\$30 MILLION SOLD**



• NO SIGNS • NO OPEN HOUSES • NO CONTRACTS

SELL PRIVATELY & EXCLUSIVELY



I have found ONE thing for certain in my 19 years
of experience on this Point Loma Peninsula:

**"THE MORE YOU GIVE
THE MORE YOU GET**

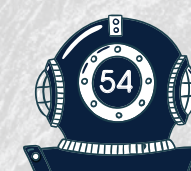
NUMBER ONE

IN POINT LOMA FOR A REASON

JUST SOUTH OF

1 BILLION \$

SOLD SINCE '07





ROBERT SELLS

1-4 UNITS

MULTI FAMILY PROPERTIES

\$45 MILLION

SOLD IN MULTI UNIT PROPERTIES



1575-1585 Cable St.
6 Plex – Represented Seller



955-957 Harbor View Drive
Duplex – Represented Buyer & Seller



1117-23 30th St
Fourplex – Represented Buyer & Seller



3014C St.
Fourplex – Represented Buyer & Seller



975-77 Rosecrans
Duplex – Represented Buyer



7318-20 Draper St.
Duplex – Represented Seller



3134-46 Keats St.
Duplex – Represented Buyer & Seller



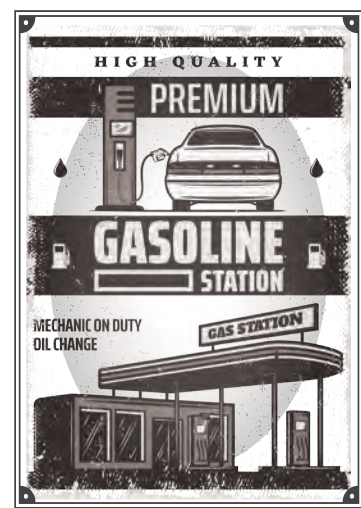
746-48 Island Ct.
Duplex – Represented Buyer



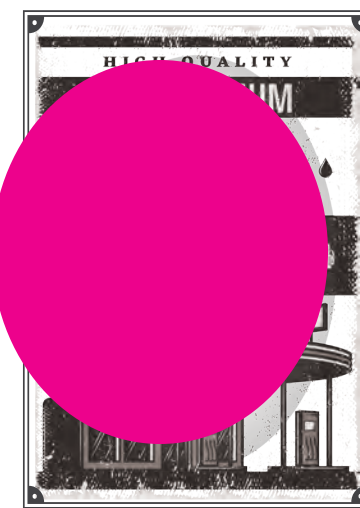
2922-24 Menlo
Duplex – Represented Buyer



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Enter our Free
\$500 Gas Card drawing!
www.100DollarGuess.com
Enter by March 15th, 2026



Enter our Free Personal
Training drawing!
www.100DollarGuess.com
Enter by March 15th, 2026



Bring this to Ling's Barbershop.
First 30 people receive \$30
towards food/drinks.
Expires March 15th, 2026



Bring this to Harbor Town Pub.
First 25 people receive \$40
towards food/drinks.
Expires March 15th, 2026

ROBERT REMEMBERS BIRTHDAYS ... HAPPY BIRTHDAY!

2/3	Jason Hemmi	2/14	Neota Bradley	3/1	Chris Fermanian	3/12	Cristiane Volpato	3/24	Norma Plante
2/3	Erik Hemmi	2/17	Bob Bower	3/1	Peter Escalante	3/14	Sheryl Crawford	3/25	Diane Eggart
2/5	Sarah Bunge	2/19	Mitch Woodbury	3/2	Carey Pratt	3/14	Michelle Ralph	3/25	Kristina Shelby
2/8	Colleen Veltz	2/21	Anne Franks	3/2	Laurie Houston	3/14	Karen Driscoll	3/26	Jerry Harris
2/9	Timothy Callan	2/22	Stevie Clement	3/2	Ed Bergstrom	3/15	Richard Sarif	3/28	Donna Fogerty
2/12	Paul Ralph	2/23	Michael Sheahan	3/3	Tammy Jope	3/16	Richard Houston	3/30	Gary Pergle
2/13	Warren Gross			3/5	Robert Brownlie	3/16	Barbara Thomas	3/31	Ernie Tarut
2/13	Ginger Dethloff			3/8	Tom Davidson	3/17	Louis Stathakis	3/31	Josie Tarut
2/14	Neota Bradley			3/9	Jimmy Price	3/18	Carol Githens	3/31	Dave Abrams
				3/9	Karen Purvis	3/21	Dylan Da Rosa		

GAS CARD GIVEAWAYS



HAIRCUT GIVEAWAYS



HOLIDAY DELIVERIES



PERSONAL TRAINING GIVEAWAYS



CHRISTMAS DELIVERIES



BURGERS & BEERS



ROBERT DOES FREE NOTARY



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We will come to your door step, don't even leave home!

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3135 Emerson
3 BR · 3.5 BA · 1,692 ESF
\$600/Day · \$4,000/Wk · \$15,000/Mo



FOR RENT

3137 Emerson
2 BR · 2.5 BA · 1,186 ESF
\$475/Day · \$3,250/Wk · \$12,000/Mo



FOR RENT

3111 Emerson
3 BR · 3 BA · 1,544 ESF
\$600/Day · \$4,000/Wk · \$15,000/Mo



FOR RENT

3109 Emerson
2 BR · 2 BA · 1,050 ESF
\$350/Day · \$2,600/Wk · \$10,000/Mo

ABSOLUTELY NO COST TO YOU

If you need your Single Family Detached Home
or 1-4 Unit Rented, Robert will take care of it.

He will find the tenant, screen the tenant
and prepare the lease.

619.852.8827



Robert Antoniadis

Broker | DRE #01727428

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*Live, Love & Support Local.
This is Point Loma.*